

BERRYS



TRADITIONAL BUILDINGS FOR RESIDENTIAL CONVERSION MERE BANK HOUSE • BASCHURCH SHREWSBURY • SHROPSHIRE

Courtyard range of interesting traditional farm buildings
extending to approximately 9,854sq feet (915sq metres) in total

Detailed planning consent for conversion into 3 detached
residential dwellings with garaging, parking and gardens

Situated in open countryside with extensive views

FOR SALE BY PRIVATE TREATY

With vacant possession on completion

Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG

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TRADITIONAL BUILDINGS • MERE BANK HOUSE • BASCHURCH • SHREWSBURY • SY4 2BT

SITUATION

The traditional buildings at Mere Bank House are situated in open countryside to the north east of Baschurch off the B4397, which links Baschurch and Myddle. The popular village of Baschurch offers a range of facilities including primary and secondary education, a post office, village shops, a farm shop, public houses and a doctors surgery.

The nearby county town of Shrewsbury offers a wide range of educational, leisure, recreational and employment opportunities. Local education establishments within Baschurch include primary education at the Church of England Primary School and secondary education at the Corbett School. Local independent education facilities include Adcote School, Shrewsbury School and Packwood Haugh. Further education is offered at the Walford Campus of Walford & North Shropshire College.

There are a range of leisure activities within easy reach including Prescott Riding Centre, Shropshire Aero Club, Welti Tennis Centre and various golf clubs.

THE SITE

The site comprises former farm buildings extending to approximately 9,854sq feet (915sq metres) with full planning consent for residential conversion into three dwellings. Unit 3, which is grade II listed, contains a cruck frame and a brick water tower which will create a four storey conversion. Outside the dwelling adjoins a cobbled yard area and will have the benefit of a large garden enclosed by a sandstone wall. The traditional buildings, which are currently redundant, are constructed of sandstone and brick beneath tiled and fibre cement sheet roofs.

The proposed conversion scheme will create an attractive development of three detached dwellings in a quiet rural location with gardens and garaging as follows:

<i>Dwelling</i>		<i>Gross External Area</i>
Unit 1	4 bedrooms	2,790 sq ft (259.29sq m)
Unit 2	4 bedrooms	2,747 sq ft (255.30sq m)
Unit 3	4 bedrooms	4,317 sq ft (401.21sq m)

DIRECTIONS

From Shrewsbury proceed northwest on the B5067 towards Baschurch. Continue through Walford Heath to Baschurch. At the roundabout on the fringe of Baschurch turn right and continue to the end of the road. Take the right turning onto the B4397 towards Myddle. Pass over the railway line and continue for ¼ of a mile and the entrance to Mere Bank House can be found on the left hand side, denoted by a Berrys For Sale board. Continue to the top of the driveway and the entrance to the buildings can be found on the left hand side.

PLANNING & LISTED BUILDING CONSENT

Full Planning Consent (reference number 09/02823/FUL) was granted by Shropshire Council on 14th April 2010 for the conversion of redundant agricultural buildings to form three residential units; installation of septic tank drainage system; alterations to existing vehicular access including visibility splay and passing place.

Listed Building Consent (reference number 10/02913/LBC) for Unit 3 was granted on 16th September 2010 in respect of internal and external alterations to facilitate the conversion of the redundant agricultural buildings to form a residential dwelling; works to include insertion of doors and windows.

ACCESS

The traditional buildings will be accessed from the existing driveway off the council maintained B4397 Baschurch to Myddle road before entering onto a separate driveway for each dwelling. The purchaser will be granted a right of access for residential purposes over the existing driveway as hatched green on the attached plan with a requirement to contribute towards future maintenance.

The purchaser will also be required to make the necessary improvements to the access, including visibility splay and passing place on the vendor's retained land, as referred to in the planning consent, before first occupation of the dwellings.

The purchaser will be required to construct an access track on the vendor's retained land to provide access to retained land, as approximately indicated by the broken blue line on the attached plan, within six months of completion of contracts.

SERVICES

It is understood that mains water and electricity are available for connection. Potential purchasers will be responsible for making any connections and should make their own enquiries with the relevant utility company.

The Purchaser will be responsible for the installation of the septic tank drainage system which is to be located within the development.

The Vendor reserves a right for the water supply passing through the property which serves the agricultural land together with the right to maintain, repair and replace this supply. The Purchaser will be required to install a metre on this supply if deemed necessary by the water authority.

RESTRICTIVE COVENANTS/BOUNDARIES

The development will be limited to a maximum of 3 dwellings.

The purchaser will be responsible for the creation of all external boundaries where applicable.

The purchaser will be responsible for the removal the “modern” agricultural buildings from the site in accordance with the approved plans.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

An easement for foul drainage in favour of the adjoining property known as Mere House exists through the property and must be maintained at all times.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

TENURE AND POSSESSION

The property is Freehold and is being offered for sale with vacant possession on completion.

VENDOR'S SOLICITORS

FBC Manby Bowdler, Rowan House South, Shrewsbury Business Park, Shrewsbury, SY2 6LG.
Tel: 01743 241551. For the attention of Miss J Hughes.

VIEWING

Strictly by appointment through the selling agents Berrys, Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG. Telephone 01743 271697. Email: shrewsbury@berrys.com

METHOD OF SALE

Mere Bank House Traditional Buildings are offered for sale by Private Treaty.

ADDITIONAL LAND

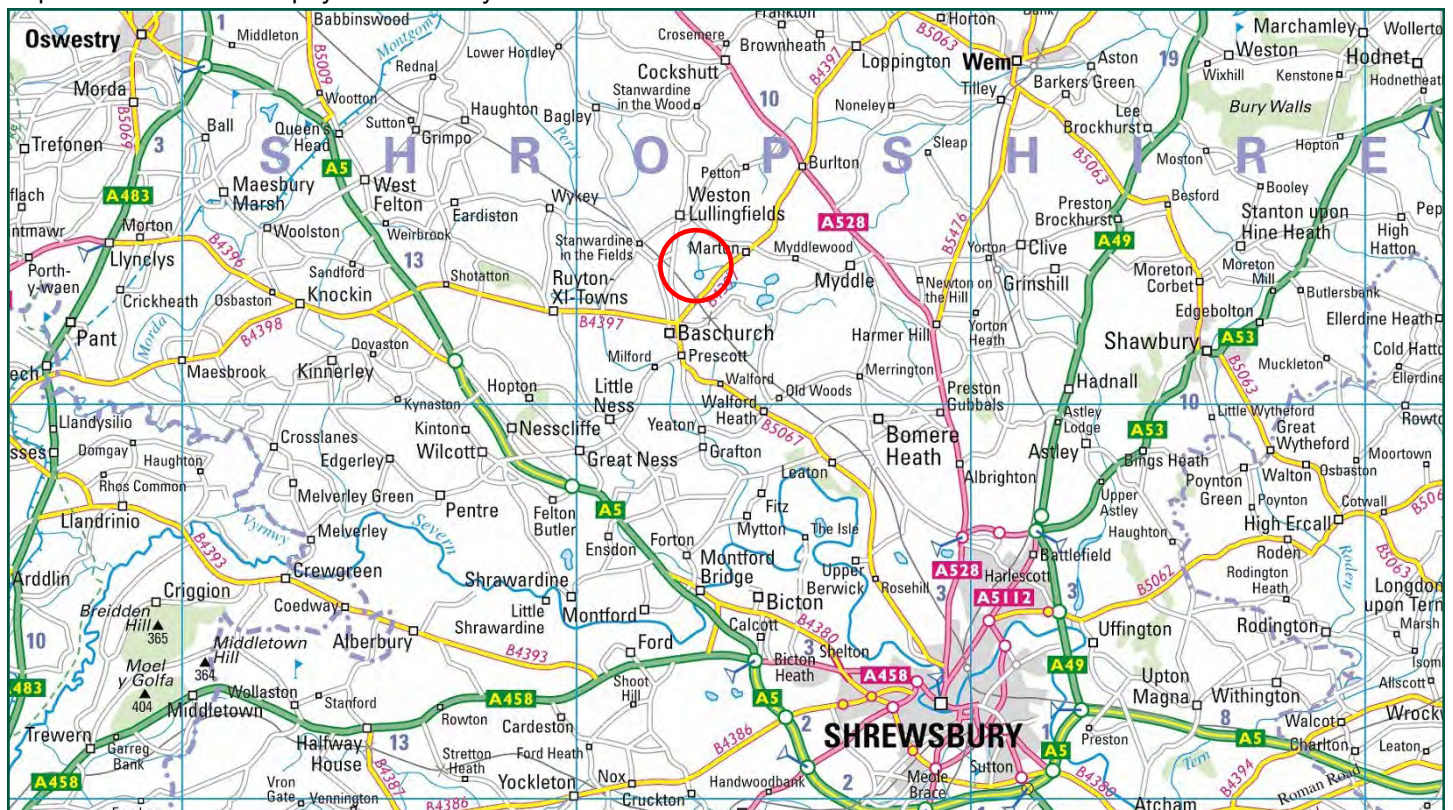
Additional land may be available by separate negotiation, if required. Further details are available from the selling agent.

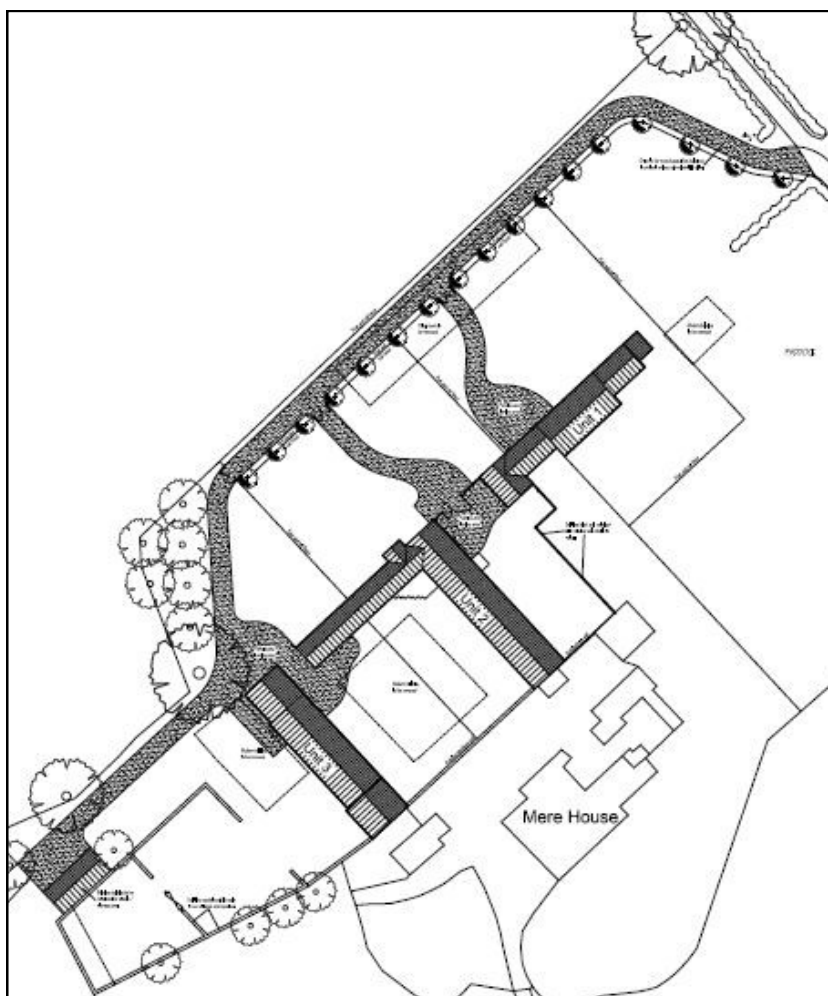
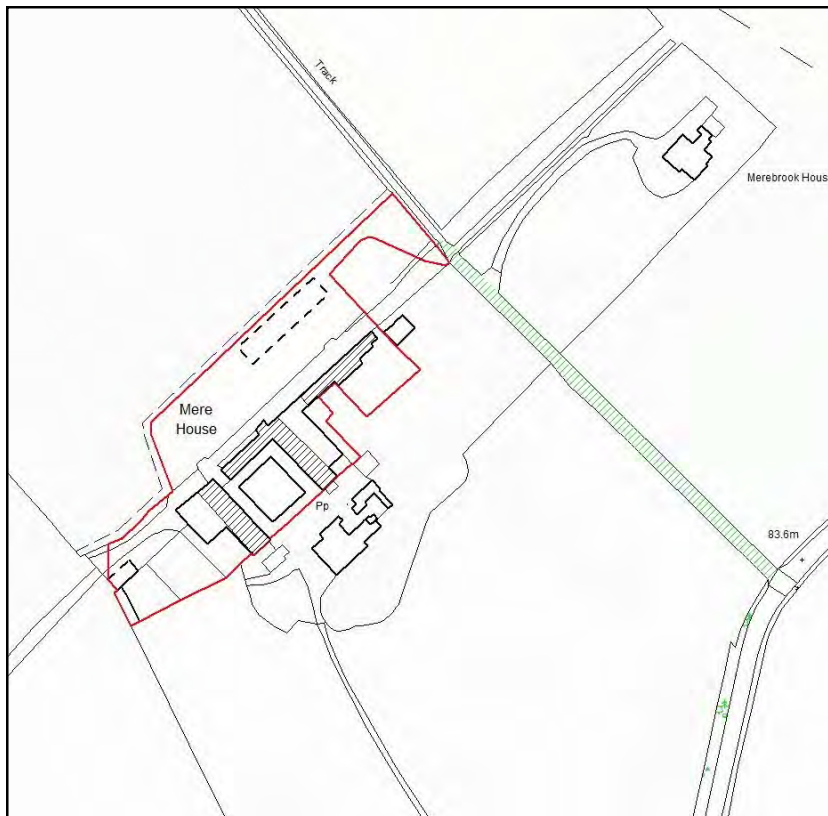
LOCAL AUTHORITIES

Shropshire Council	Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Tel: 0345 678 9000
Severn Trent Water Limited	Shelton, Shrewsbury, Shropshire, SY3 8BJ	Tel: 01743 231666
The Environment Agency	Hafren House, Welshpool Road, Shrewsbury, Shropshire, SY2 8BB	Tel: 01743 272828
Eon	Herald Way, Pegasus Business Park, Castle Donington, DE74 2TU	Tel: 08457 353637

INFORMATION PACK

A property information pack containing copies of the planning consent, listed building consent, proposed drawings, listing details and limited building survey prepared for planning purposes are available from the Selling Agents at a cost of £10. cheques should be made payable to “Berrys”.





IMPORTANT NOTICE

File Ref: SA6738

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor.
3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact.
4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars.
5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.