

BERRYS



LEE BROCKHURST SHREWSBURY • SHROPSHIRE

A PRIME RESIDENTIAL DEVELOPMENT SITE WITH DETAILED PLANNING CONSENT IN AN ATTRACTIVE VILLAGE LOCATION

A complementary mix of 4 large building plots and 5 barn conversions

Shrewsbury 10 miles • Chester 30 miles • Birmingham 55 miles
(all distances are approximate)

FOR SALE BY PRIVATE TREATY

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

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www.berrybros.com

RESIDENTIAL DEVELOPMENT SITE

MANOR FARM • LEE BROCKHURST • SHREWSBURY • SHROPSHIRE • SY4 5QH



SITUATION

Situated in the peaceful North Shropshire village of Lee Brockhurst, the Residential Development Site at Manor Farm offers a rare opportunity for the development of 4 new dwellings and 5 converted barns. Detailed planning consent has been granted as enabling development to allow the current dairy farming enterprise to be relocated to a greenfield site to the north of the village.

Lee Brockhurst is situated approximately 10 miles north of the Shropshire county town of Shrewsbury. The A49 road provides easy access to Shrewsbury in the south, Whitchurch to the north and the wider road network with the M54 being easily accessible. The village, which is well maintained, has a traditional feel and a great sense of community.

There are a range of amenities within easy reach including primary and secondary education at Wem and Shrewsbury and a number of highly regarded private educational establishments including Shrewsbury School. Shrewsbury offers a host of shopping, leisure and employment opportunities. The renowned golf complex at Hawkstone Park is situated approximately 4 miles north of Lee Brockhurst.

THE SITE

The site, which extends to approximately 1.35 acres in total, is currently used by the dairy farming enterprise operated by the Vendor. Detailed planning consent has been granted by Shropshire Council for the conversion of existing farm buildings into 5 residential dwellings and erection of 4 dwellings. The traditional barns, which are largely redundant, are within the curtilage of Manor Farmhouse and are therefore Grade II Listed. The two storey buildings are constructed of brick under tiled roofs extending to approximately 10,505sq feet (977sq metres).

The proposed scheme will create a complimentary mix of attractive new build homes and barn conversions in a quiet rural location as follows:

New Build		Gross External Area		Conversions		Gross External Area	
Dwelling 1	5 bedrooms	4,258sqft	396sqm	Barn 1	4 bedrooms	2,840sqft	264sqm
Dwelling 2	4 bedrooms	3,608sqft	335sqm	Barn 2	4 bedrooms	2,444sqft	227sqm
Dwelling 3	4 bedrooms	3,326sqft	309sqm	Barn 3	4 bedrooms	1,677sqft	156sqm
Dwelling 4	4 bedrooms	3,502sqft	325sqm	Barn 4	2 bedrooms	1,310sqft	122sqm
				Barn 5	4 bedrooms	2,234sqft	208sqm
Total		14,694sqft	1,365sqm	Total		10,505sqft	977sqm

The floor areas stated above include garaging and storage

MANOR FARMHOUSE

Manor Farmhouse, which is Grade II Listed, is not included within the sale, but may be available by separate negotiation if required by the purchaser. Further details are available from the selling agents.

DIRECTIONS

From Shrewsbury, proceed north on the A49. Pass through the village of Preston Brockhurst and continue north towards Whitchurch for approximately 1 mile. Take the left turn sign posted to Lee Brockhurst. Continue along the road into the village, past the village hall on the right and the church on the left. Manor Farm can be found immediately after the church on the left hand side denoted by a Berrys For Sale board.

PLANNING AND LISTED BUILDING CONSENT

Planning consent (ref no 08/00160/FUL) and listed building consent (ref no 08/00161/LBC) have been approved by Shropshire Council for the proposed construction of a replacement farmstead and farm house, conversion of existing farm buildings into 5 residential dwellings and the proposed erection of 4 dwellings. The consents are subject to a Section 106 Agreement requiring the Vendor to construct the dairy building and dirty water store at the new farmstead prior to commencing construction of the 4 new build dwellings.

TIMING OF SALE

The Vendor is flexible in respect of the date of completion, which will need to coincide with the development of the new dairy buildings and relocation of the dairy herd from Manor Farm.

ACCESS

The development site is accessed from the council maintained roadway, onto the driveway leading to Manor Farmhouse. The development site will have a right of access for residential purposes over the area hatched green on the attached plan. Maintenance obligations will be applicable.

SERVICES

The purchaser will be responsible for making all necessary connections to the utility services and is responsible for making their own enquiries with the relevant utility providers.

Foul drainage for the properties is proposed to be to a private system located upon the property. The purchaser will be responsible for connecting the existing farmhouse to this new system. The farmhouse will be required to pay a 1/10th maintenance contribution in respect of the new system.

RESTRICTIVE COVENANTS/BOUNDARIES

The development will be limited to a maximum of 9 dwellings.

The purchaser will be responsible for the creation of all external boundaries where applicable, the specification of which is to be agreed.

The purchaser will be responsible for the removal the modern agricultural buildings from the site in accordance with the approved plans, unless previously removed by the Vendor.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

VIEWING

Due to the ongoing farming operations at Manor Farm viewings are by appointment through the selling agents Berrys. Telephone 01743 271697. Email: shrewsbury@berrys.com

METHOD OF SALE

The Residential Development Site at Manor Farm, Lee Brockhurst is offered for sale by Private Treaty.

VENDOR'S SOLICITOR

FBC Manby Bowdler, Routh House, Hall Court, Hall Park Way, Telford, TF3 4NJ. Tel: 01952 292129.

INFORMATION PACK

A property information pack containing copies of the planning consent, section 106 agreement, proposed drawings and reports prepared for planning purposes are available from the selling agents at a cost of £10. Cheques should be made payable to "Berrys".

LOCAL AUTHORITIES & SERVICES

Shropshire Council

Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND
Tel: 0345 678 9000

Severn Trent Water Limited

Customer Relations, PO Box 5310,
Coventry, CV3 9FJ
Tel: 0800 707 6600

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



