

BERRYS



KINGSTREET GRANGE • SHERIFFHALES SHIFNAL • SHROPSHIRE

TRADITIONAL BUILDINGS FOR RESIDENTIAL CONVERSION SITUATED IN A PRIVATE POSITION SURROUNDED BY OPEN COUNTRYSIDE

An interesting range of Duke of Sutherland farm buildings extending to approximately 12,642 sq feet (1,175 sq metres) in total

With detailed planning consent for conversion into six dwellings with garaging and gardens overlooking open countryside

Newport 5 miles • Wolverhampton 13 miles • Shrewsbury 20 miles • Birmingham 30 miles
(All distances are approximate)

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 • KINGSTREET GRANGE SHERIFFHALES • SHIFNAL • SHROPSHIRE • TF11 8RZ



SITUATION

The traditional buildings at Kingstreet Grange are situated to the east of Sheriffhales, approximately 5 miles south of Newport, with excellent access to the larger conurbations of Wolverhampton and Birmingham and the motorway network. The rural village of Sheriffhales offers a range of village amenities including a primary school, post office and farm shop.

The market town of Newport offers a wide range of facilities including supermarkets, high street shopping and sports facilities including a rugby club, swimming pool and climbing centre. Leading schools including Newport Girls' High School, Adam's Grammar School at Newport and Wrekin College at Wellington are within easy travelling distance. Further education is available at Harper Adams University College, Newport.

THE SITE

The site comprises an extensive range of former farm buildings constructed on the Duke of Sutherland's Estate in the early 19th century. The buildings extend to approximately 12,642sq feet (1,175sq metres) with detailed planning consent for conversion into **six dwellings**. All intensive agricultural activity has ceased at Kingstreet Grange and as a result the site is surrounded by open countryside. The buildings, which are redundant, are constructed of brick beneath clay roofs.

The proposed scheme will create a small residential community of six attractive dwellings, located adjacent to the former farmhouse now divided into two dwellings, in a quiet rural location with gardens and garaging as follows:

<i>Dwelling</i>		<i>Gross External Area</i>
Unit 1	4 bedrooms	1,870 sq ft (173.79 sq m)
Unit 2	4 bedrooms	2,169 sq ft (201.58 sq m)
Unit 3	3 bedrooms	1,700 sq ft (157.99 sq m)
Unit 4	3 bedrooms	1,648 sq ft (153.16 sq m)
Unit 5	4 bedrooms	2,609 sq ft (242.47 sq m)
Unit 6	4 bedrooms	2,646 sq ft (245.91 sq m)

DIRECTIONS

From Newport proceed south on the A41 for approximately 4.5 miles where the driveway to Kingstreet Grange can be found on the right hand side denoted by a Berrys for sale board. Follow the drive for approximately ½ a mile and the traditional buildings can be found at the end of the driveway.

PLANNING CONSENT

Detailed planning permission (reference number 09/01102/FUL) for the conversion of the traditional buildings to six residential units with associated garaging and storage, and creation of a vehicular access was granted by Shropshire Council on 22nd February 2010.

The planning permission provided for improvements to the vehicular access including a new section of driveway where the private driveway meets with the A41 council maintained roadway. The purchaser will be required to make the necessary improvements to the access as shown on the approved plans and detailed in the planning consent.

SERVICES

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

The Purchaser will be responsible for the installation of the private drainage system, as shown on the proposed plans, to serve the development site and 2 Kingstreet Grange.

ACCESS

The planning permission requires that a new access onto the A41 roadway is created as part of the development. There is no requirement for the existing access to be closed off.

The existing driveway from Kingstreet Grange to the A41 will be transferred with the development site, as edged red on the attached plan. 1 & 2 Kingstreet Grange retain a right of access for all purposes over the driveway. Adjacent landowners, Mr Yates and Mrs Johnson, have a right of access over the driveway between points A, B C & D with no requirement to contribute towards its maintenance. Redhill Stud and the adjoining woodland have a right of access over the first section of the driveway between points A & B. The following maintenance liabilities are applicable in respect of the driveway:

A - B	Development Site 36%, 1 Kingstreet Grange 12%, 2 Kingstreet Grange 12%, Redhill Stud 30%, Woodland 10%
B - C - D	Development Site 60%, 1 Kingstreet Grange 20%, 2 Kingstreet Grange 20%

RESTRICTIVE COVENANTS/BOUNDARIES

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

The purchaser will be responsible for the creation of all external boundaries, where applicable. The purchaser will be required to construct a 1.8m high brick wall between points W, X & Y, the exact specification to be agreed. The purchaser will be required to construct a timber post and rail fence between points Y & Z.

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

The purchaser will be responsible for satisfying and discharging all planning conditions contained in the planning permission reference number 09/01102/FUL.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The purchaser will be required to connect 2 Kingstreet Grange into the new foul drainage system to be installed as part of the development. Once installed, 2 Kingstreet Grange will be required to pay a 1/7 contribution towards the future maintenance of the drainage system.

The existing surface water drains connected to 2 Kingstreet Grange, which pass through the site, are to be maintained as part of the development.

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

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

METHOD OF SALE

Kingstreet Grange 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.

INFORMATION PACK

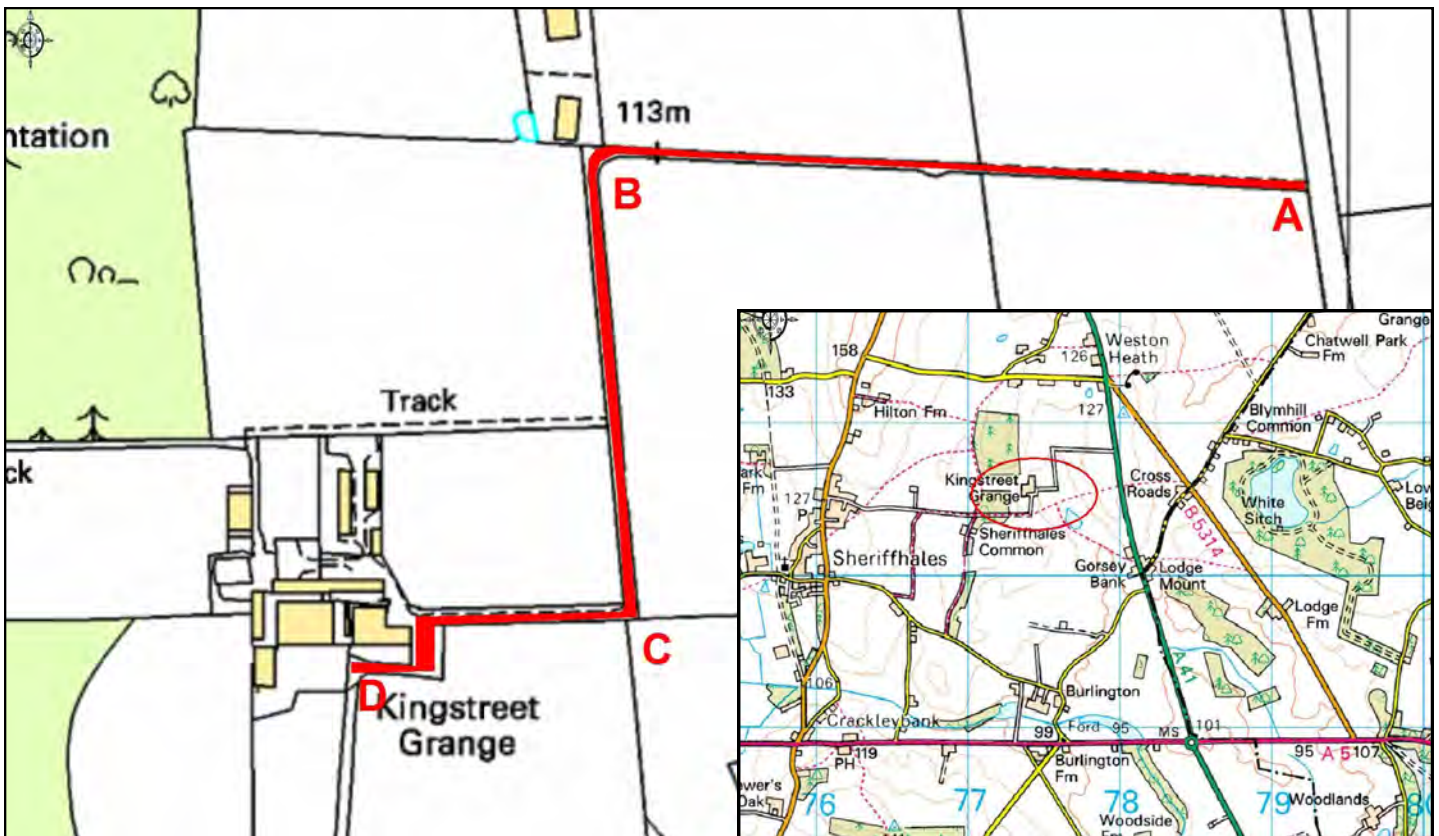
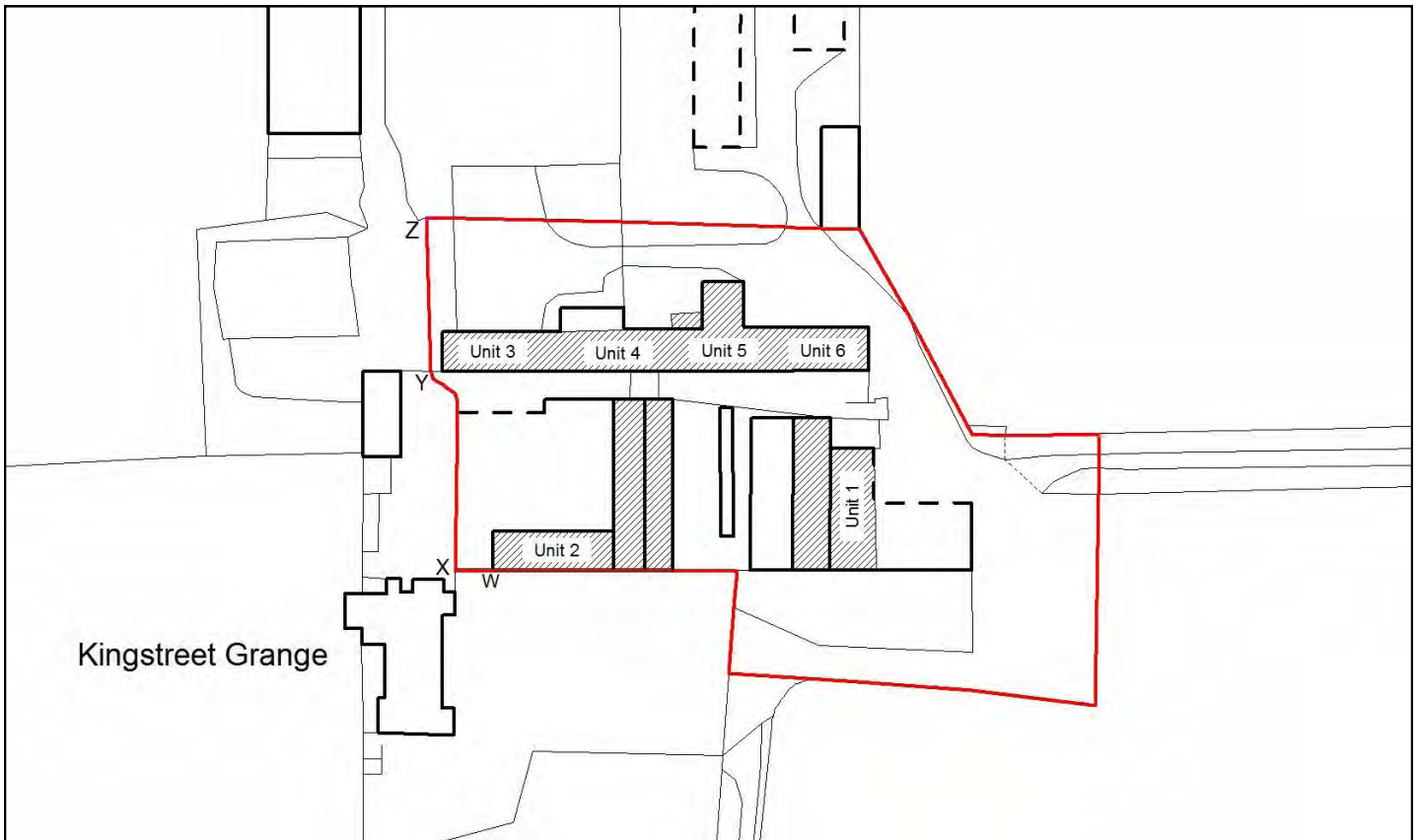
A property information pack containing copies of the planning consent and proposed drawings together with the building survey and architectural appraisal, design and access statement and protected species survey which were prepared for planning purposes are available from the Selling Agents at a cost of £15. Cheques should be made payable to "Berrys".

LOCAL AUTHORITIES

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Tel: 0345 678 9000
Severn Trent Water Limited, 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



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IMPORTANT NOTICE

File Ref: SA5500

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.