

A SPECTACULAR RURAL FOUR BEDROOMED RESIDENTIAL BUILDING PLOT
TOGETHER WITH HOME OFFICE, STABLING & LAND



ELEVATION SOUTH

BARRETT'S FARM COTTAGES, RECTORY LANE, ROCK, NR KIDDERMINSTER,
WORCESTERSHIRE, DY14 9RP.

A substantial residential building plot with an activated planning permission to
construct a four bedroom dwelling of approximately 173.5 Sq m / 1868 Sq ft

Traditional building with permission for conversion to a home office

Steel framed barn with consent for conversion to garaging and stables

Pasture land and gardens. In all about 5.97 acres / 2.41 hectares

Situated within an exceptional rural location

Guide Price: £300,000

Situation

The property is situated approximately a third of a mile west of the village of Rock and occupies a spectacular location amidst rolling open countryside. The village of Rock provides a public house, village hall and Church.

Description

A truly rare opportunity, to acquire a substantial rural residential building plot, together with ancillary buildings and pasture land. In all extending to approximately 5.97 Acres/2.41 Hectares as edged red on the attached plan for identification purposes only. The existing semi-detached cottages are to be demolished as a condition of the activated Planning Permission which provides for replacement with a new four bedroomed dwelling extending to approximately 173.5 sq m/1868 sq ft. As will be noted from the attached plans the activated Planning Permission does not require the new dwelling to be built upon the existing cottage footprint. The approved plans allow for the new dwelling to be located and orientated south of the existing cottages (Refer to attached drawing number 0959-1). The traditional brick and tile building and general purpose steel framed building will remain and have consent for conversion to an alternative use. The pasture land has a gently rolling relief and adjoins a water course to its southern boundary.

Planning Permission

Planning Permission was granted on the 17th September 2010 by Wyre Forest District Council, Planning Reference 10/0434/FUL. This Planning Permission has been activated by the current owners of the site as a result of the construction of the highway access which constitutes a material start to the work. A full copy of the Planning Permission and approved plans can be viewed via Wyre Forest District Council's Planning Portal. A copy of Wyre Forest District Council's confirmation that the planning permission has been activated is also available upon request.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit and burden to all rights including rights of way, whether public or private, light, support, drainage, water and electric supplies and any rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cable, drains, water, gas and other pipes.

Directions

Leave Bewdley in a southerly direction heading towards Stourport and Leominster on the A456. At the roundabout turn right as signposted Leominster and Tenbury A456. Proceed over the river bridge and follow this road for approximately 1½ miles to the roundabout. At the roundabout take the exit signposted Leominster A456. Follow this road for 3½ miles passing through Callow Hill and the right turn for Far Forest and Cleobury Mortimer. Continue through Pound Bank and then take the left hand turn as signposted Rock Village (Rectory Lane). Continue along Rectory Lane for third of a mile to where the entrance to the building plot will be located on the left hand side as indicated by the Agents For Sale Board.

Access to the Property

Access to the property will be via the track hatched brown on the attached Ordnance Survey extract. The Purchaser of the property will be granted a right of way over this access track for all purposes together with a right to upgrade and improve the access track at the Purchaser's cost. The Purchaser will also be granted easements to install repair and replace all services required for the property in this track.

Boundaries

The extent of the boundaries to the property which are to be included within the sale are as edged red upon the attached Ordnance Survey extract and in total this area is estimated to extend to 5.974 Acres/2.418 Hectares or thereabouts.

The Approved Accommodation briefly comprises the following:-

On the Ground Floor (90.9 sq m):

Covered Entrance Porch
Entrance Hall with doors off to:
Cloakroom with shower
Living Room 6.4m x 4.1m
Dining Room 4.2m x 3.9m (maximum)
Study 3.1m x 2.7m
Kitchen 4.2m x 3.5m
Kitchen Dining Area 2.4m x 2.2m
Utility 2.7m x 2.5m

On the First Floor (82.6 sq m):

Galleried Landing
Bedroom One 4.2m x 3.4m
Dressing Room 2.1m x 1.4m
En-suite Shower Room
Bedroom Two 4.2m x 3.1m
En-suite Shower Room
Family Bathroom
Bedroom Three 4.0m x 3.0m
Bedroom Four 4.0m x 3.3m (maximum)

Outside:

Home Office Building (22.8 sq m):

Office 4.2m x 3.3m with adjoining Store 4.2m x 1.9m

Garage & Stable Building overall dimensions:

Ground Floor 12.1m x 6.0m. Loft area over.

Land:

The land forms a single enclosure and is presently down to permanent pasture.

Tenure and Possession

We understand the property is offered for sale Freehold although purchasers must make their own enquiries via their solicitor.

Services

It is understood that mains water is located within Rectory Lane. The existing derelict cottages have an overhead pole and wire electricity supply which has been disconnected. Prospective Purchasers must satisfy themselves as to the suitability of this supply to service the residential building plot. It is assumed that drainage will be to a purpose built private treatment plant.

Areas Dimensions

Please note that the areas and dimensions stated within these particulars have either been provided by the Architects or are taken from Architects drawings reference 0959-6, 0959-8A and 0959-9. As such, variations may occur. Prospective purchasers should satisfy themselves as to

the areas and dimensions prior to submitting an offer to purchase and should not rely upon the dimensions stated within these particulars.

Architects Drawings

It should be noted that the Architects drawings attached to these particulars do not show the approved detail for bat mitigation and barn owl next boxes. Further details are available from the Agent or by viewing the approved plans on Wyre Forest District Council's Planning Portal.

Fixtures and Fittings

Any fixture or fitting not expressly mentioned within the confines of these sales particulars is excluded from the sale.

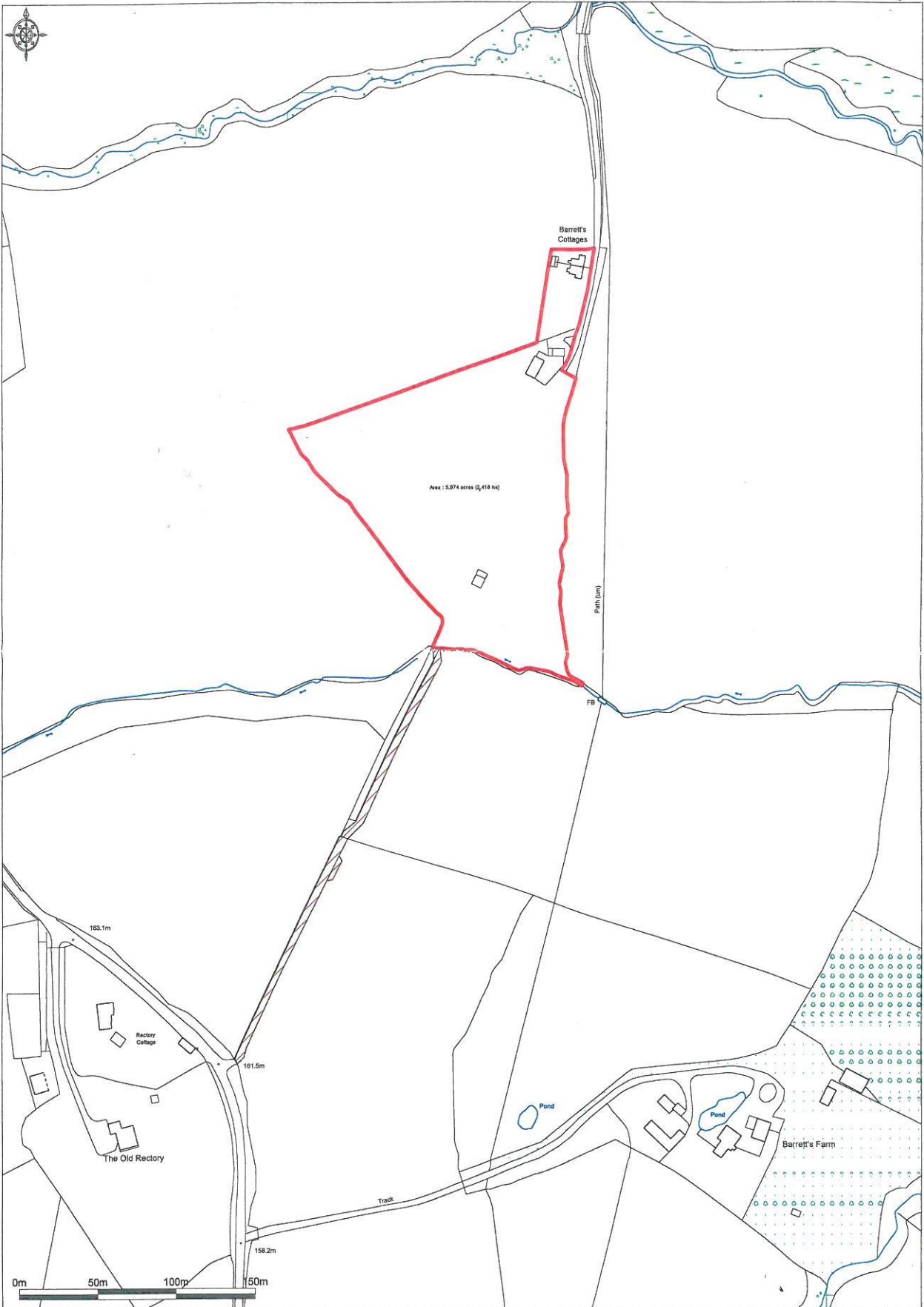
Local Authority

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF. 01562 732928.

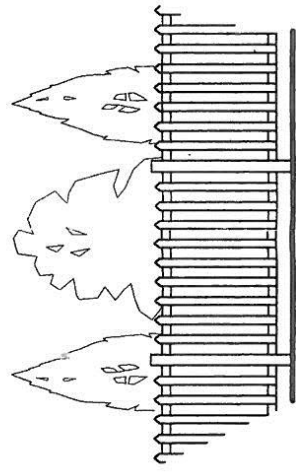
Viewing - Viewing strictly by prior appointment.

General Information

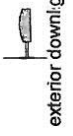
Sales particulars prepared as at October 2013.



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Boundary fencing app 1275mm in height with vertical railings on 75 x 50 top and bottom rails between 100sq posts at app 1800 cfs softwood with treated post ends and all finished in green coloured timber preservative finish back up tree and shrub planting



exterior downlighter EDL

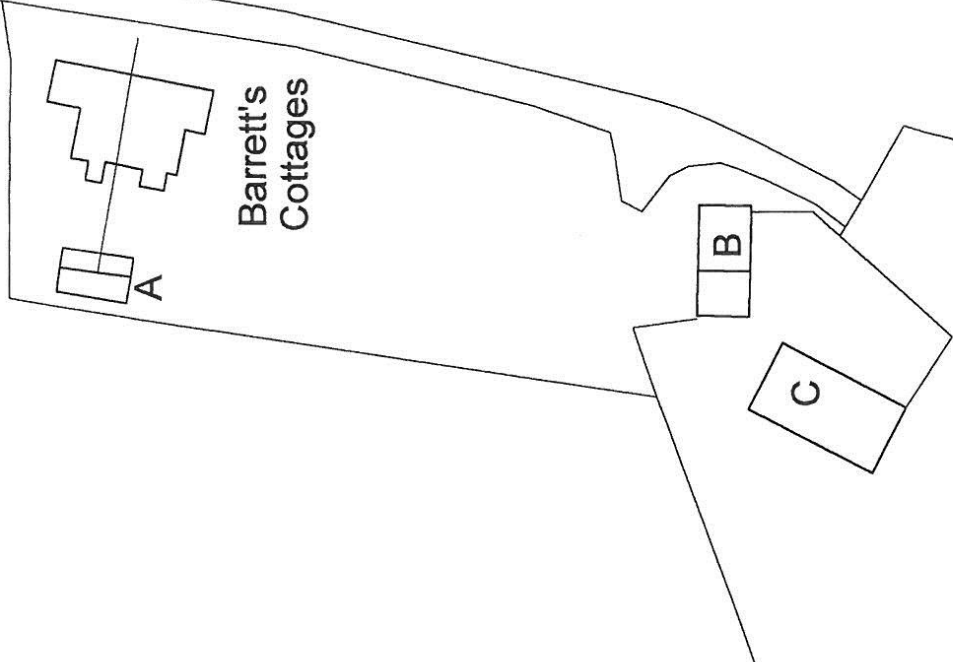


matt black columns
opaque lamps

bollard lights BL

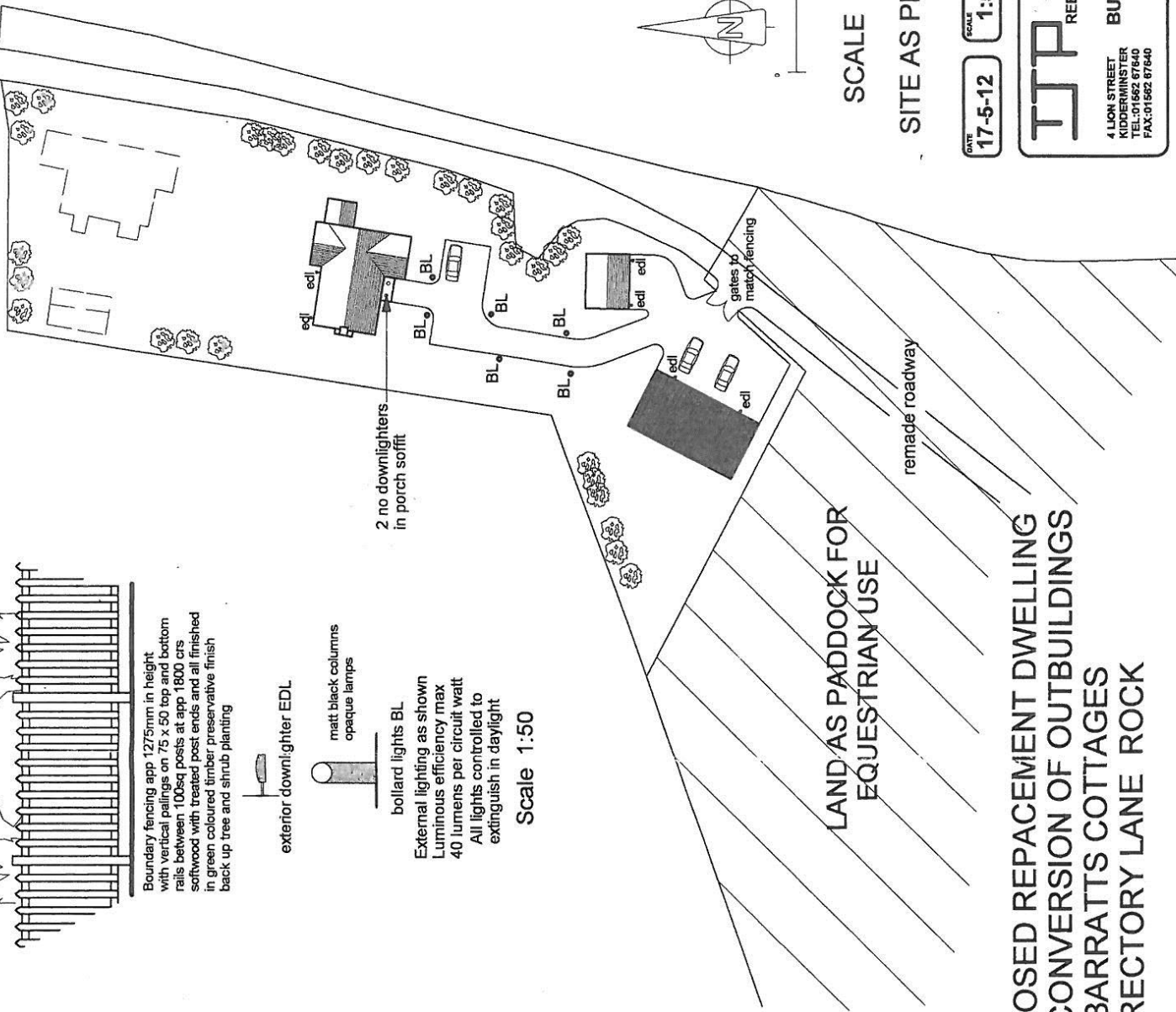
External lighting as shown
Luminous efficiency max
40 lumens per circuit watt
All lights controlled to
extinguish in daylight

Scale 1:50



Barrett's Cottages

SITE AS EXISTING



LAND AS PADDOCK FOR EQUESTRIAN USE

remade roadway



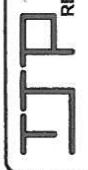
SCALE 1:500

SITE AS PROPOSED

DATE 17-5-12

SCALE 1:500

DWG. NO 0959-1A



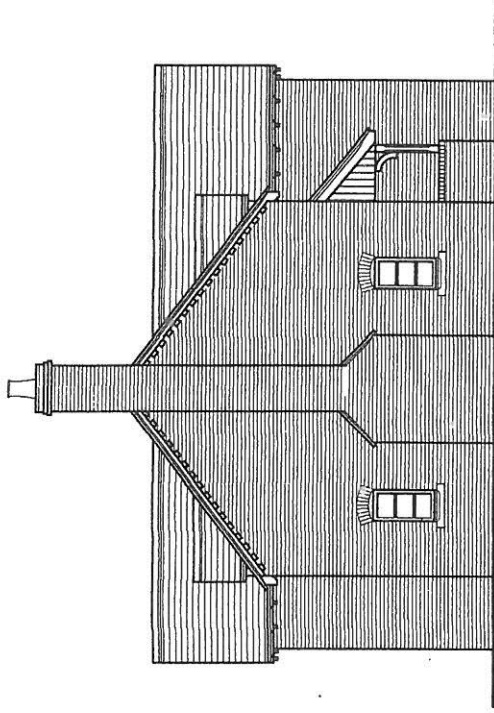
REECE & ASSOCIATES

BUILDING DESIGN

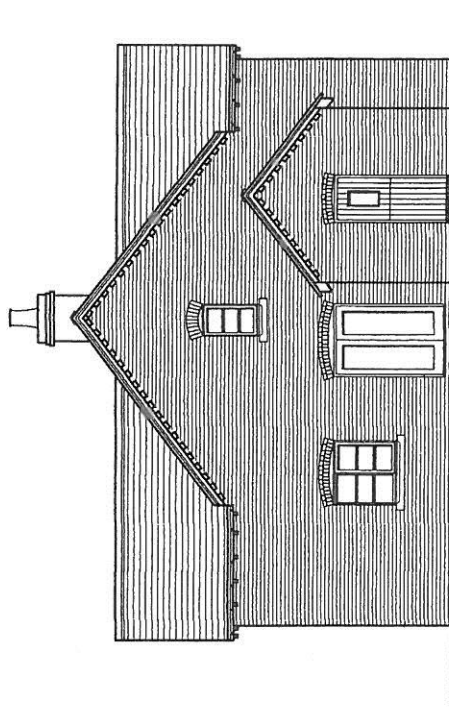
4 LION STREET
KIDDERMINSTER
BUCKINGHAMSHIRE
HP10 9JF
TEL: 01862 876440
FAX: 01862 876440



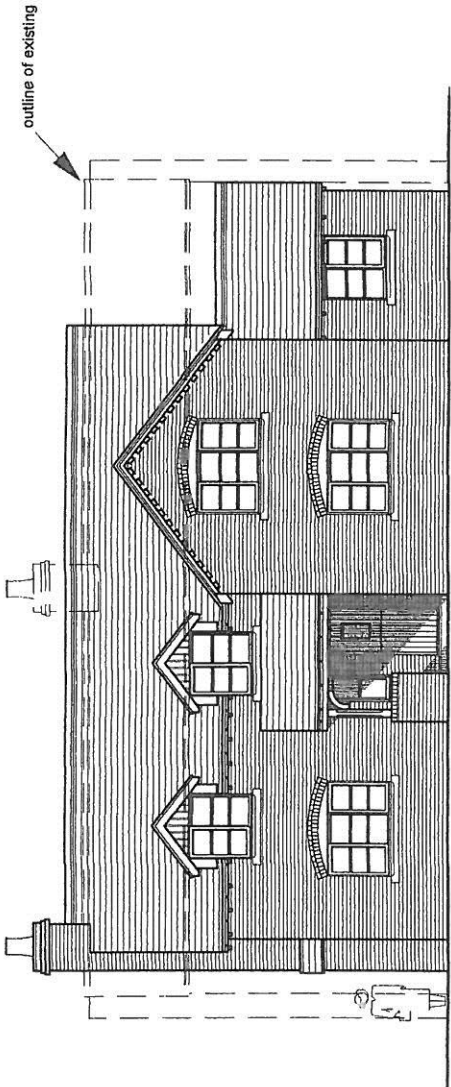
PROPOSED REPACEMENT DWELLING
AND CONVERSION OF OUTBUILDINGS
BARRATT'S COTTAGES
RECTORY LANE ROCK



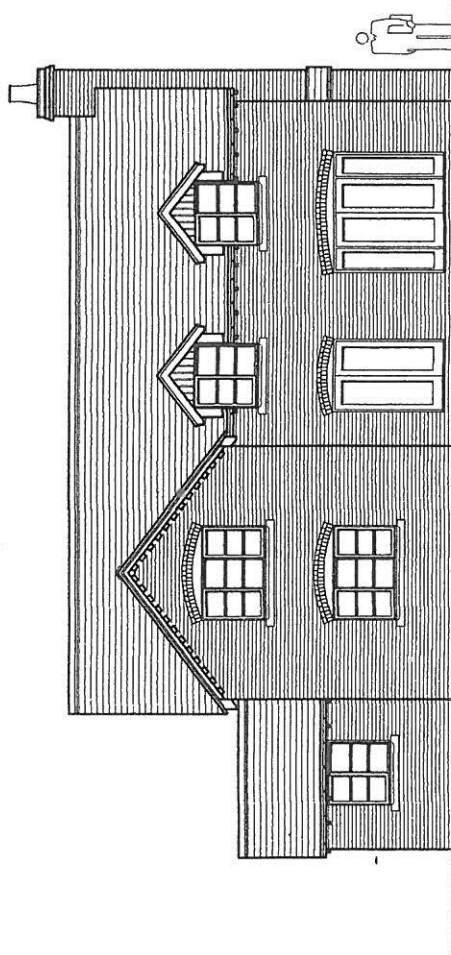
ELEVATION WEST



ELEVATION EAST



ELEVATION SOUTH



ELEVATION NORTH

PROPOSED DWELLING

DATE 22-12-09

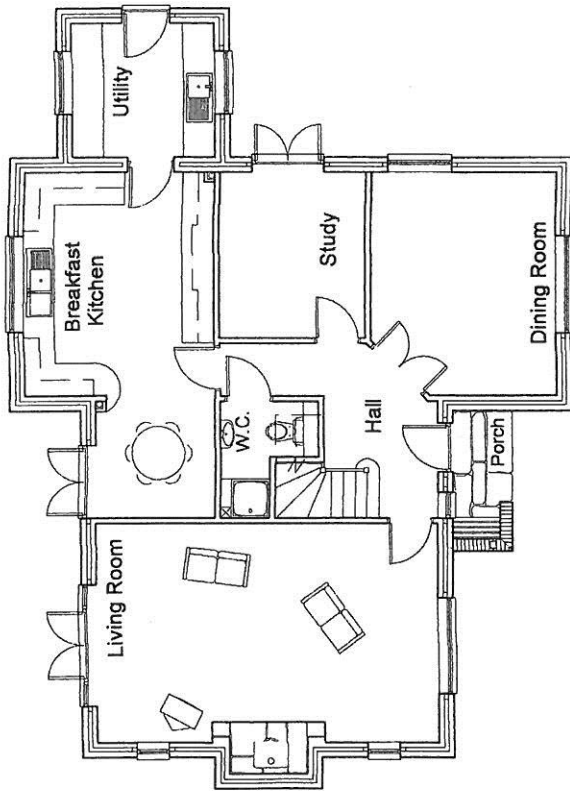
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PRG. NO. 0959-7

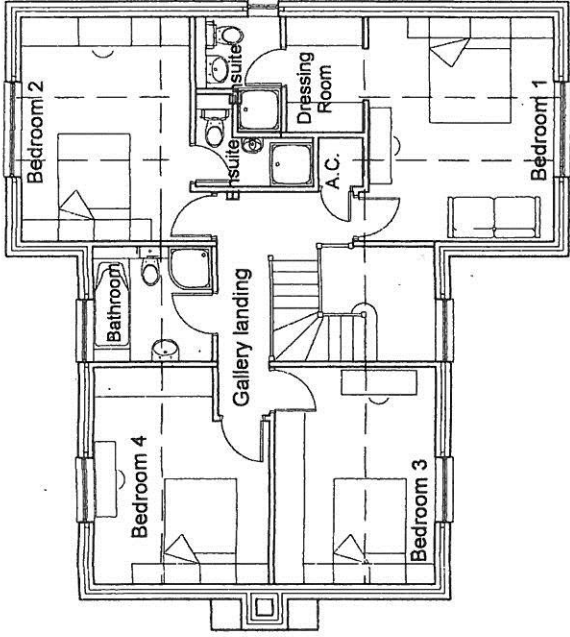


REECE & ASSOCIATES
BUILDING DESIGN
4 LION STREET
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TEL: 01662 67640
FAX: 01662 67640

PROPOSED REPLACEMENT DWELLING
AND CONVERSION OF OUTBUILDINGS
BARRATTS COTTAGES
RECTORY LANE ROCK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

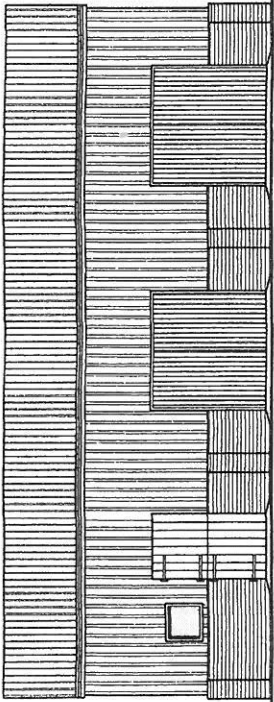
total ext volume ground level base 586 cu mtr

PROPOSED DWELLING

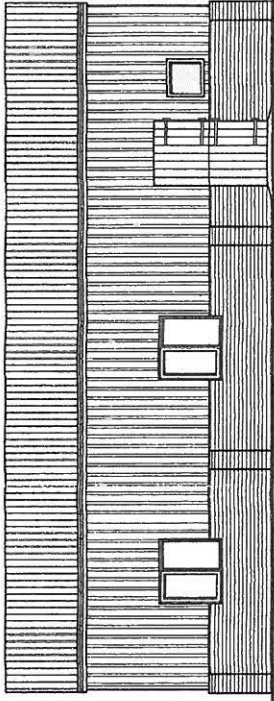
DATE 22-12-09 SCALE 1:100 DRG. NO 0959-6

JTP
 REECE & ASSOCIATES
 BUILDING DESIGN
 4 LION STREET
 KIDDERMINSTER
 TEL: 01562 57640
 FAX: 01562 57640

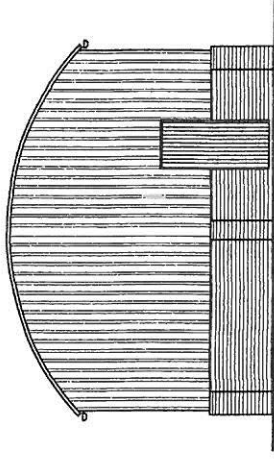
PROPOSED REPLACEMENT DWELLING
 AND CONVERSION OF OUTBUILDINGS
 BARRATTS COTTAGES
 RECTORY LANE ROCK



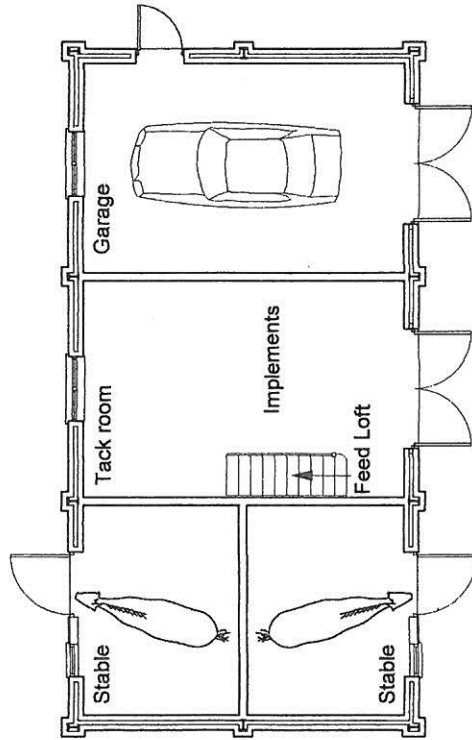
ELEVATION SOUTH EAST



ELEVATION NORTH WEST



ELEVATION NORTH WEST

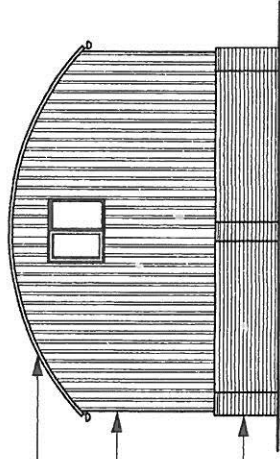


PLAN

renew roofing with curved
corrugated colour coated
steel sheeting

walls with external ply inner bitumen
coated and finished with hit and miss
treated boarding to appear as yorkshire
boarding

facing brickwork to blend
with existing



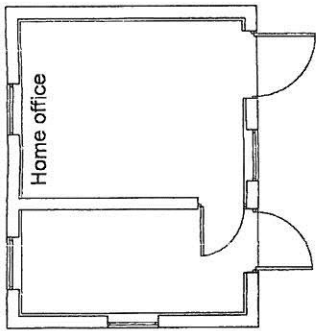
ELEVATION NORTH EAST

PROPOSED REPACEMENT DWELLING
AND CONVERSION OF OUTBUILDINGS
BARRATTS COTTAGES
RECTORY LANE ROCK

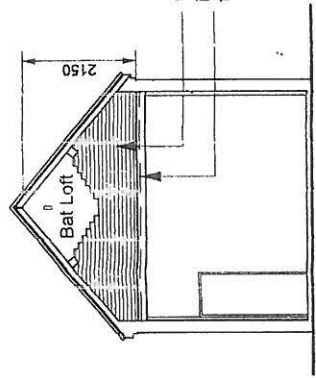
PROPOSED GARAGE
STABLES AND STORE

DATE 22-12-09 SCALE 1:100 DRG. NO. 0959-9

TJP REECE & ASSOCIATES
BUILDING DESIGN
4 LION STREET
KIDDERMINSTER
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FAX: 01562 67640



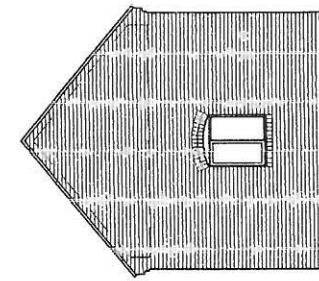
PLAN



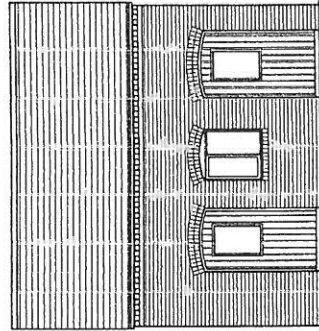
SECTION

remove section of internal brick wall as shown
insulated floor/ceiling with 18 mm external ply
floor finish with bonded and sealed joints

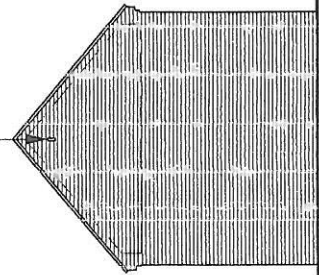
form access slot in gable
and dress brick smooth



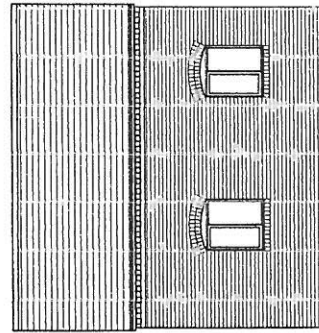
ELEVATION WEST



ELEVATION SOUTH



ELEVATION EAST



ELEVATION NORTH

PROPOSED HOME OFFICE

DATE 13-8-10 SCALE 1:100 DRWG NO 0959-8A

TJP
REECE & ASSOCIATES
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PROPOSED REPLACEMENT DWELLING
AND CONVERSION OF OUTBUILDINGS
BARRATTS COTTAGES
RECTORY LANE ROCK

ARC Surveyors Disclaimer – Important Notice

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements stated within these particulars are approximate. Images within the particulars show the parts of the property only at the time they were taken. In relation to planning matters, prospective purchasers must not rely upon the use or planning details stated within these particulars and should confirm their proposed use and the terms of the Planning Permission with the relevant Local Authority. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The Agents have not made any investigations into the existence or otherwise of any issues concerning pollution and or contamination of land, air or water. The Purchaser is responsible for making his/her own enquiries in this regard. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. ARC Surveyors Ltd is a Limited Company registered in England and Wales. Registered Company Number 7764003. The agents are registered with The Property Ombudsman.

