

FOR SALE

**BARN WITH PLANNING CONSENT FOR A DWELLING
PLUS 3.52 (EST) ACRES
BAULK LANE
BERKSWELL**



FOR SALE BY PRIVATE TREATY



PARTICULARS OF SALE

LOCATION

The barn and agricultural land are located on the east side of Balsall Common and adjacent to Berkswell Station. The current and proposed access is off Baulk Lane.

DESCRIPTION

The land has a steel frame barn that has got a GPDO Class Q consent for its conversion to a dwelling dated 14th August 2023 - see attached plans and consent. In addition, there are 3.52 acres (or thereabouts) of permanent pasture, split into fields

The gross internal square footage of the barn is approx 1496 sq ft and in addition, there is a permitted garage of approx 280 sq ft.





TENURE AND POSSESSION

The property is for sale freehold, with the benefit of vacant possession upon completion.

METHOD OF SALE

The land is for sale by Private Treaty.

GUIDE PRICE

£400,000

MINERALS, SPORTING RIGHTS AND TIMBER

The sporting rights, minerals and timber are included in the sale where they are owned by the vendor.

PLANNING

The area is administered by Solihull Metropolitan Borough Council and is within the Solihull Green Belt.

OUTGOINGS AND SERVICES

There is a temporary water supply and the property is in the process of being converted to mains.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights. Prospective purchasers' should inspect the land.

PLAN AND AREAS

See attached.



VIEWING

This can take place by agreement with the Agent.

VAT

There will be no VAT on the sale.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council
Council House
Solihull
West Midlands
B91 3QT
Tel: 0121 704 6000

VENDORS SOLE AGENT

Viewing is by arrangement with the sole Agent:-

Barlow Associates Limited
Oaklands Farm
Balsall Street
Balsall Common
Coventry CV7 7FR

Nick Barlow: 01676 522 552
Direct Dial: 01676 545 964
Mobile: 07831 092592
nick.barlow@barlowassociates.net

Yvonne Felix: Direct Dial: 01676 545 966
yvonne.felix@barlowassociates.net

VENDOR'S SOLICITORS

Charles Glover
Penmans Solicitors
30 - 32 Warwick Road
Kenilworth
CV8 1GW

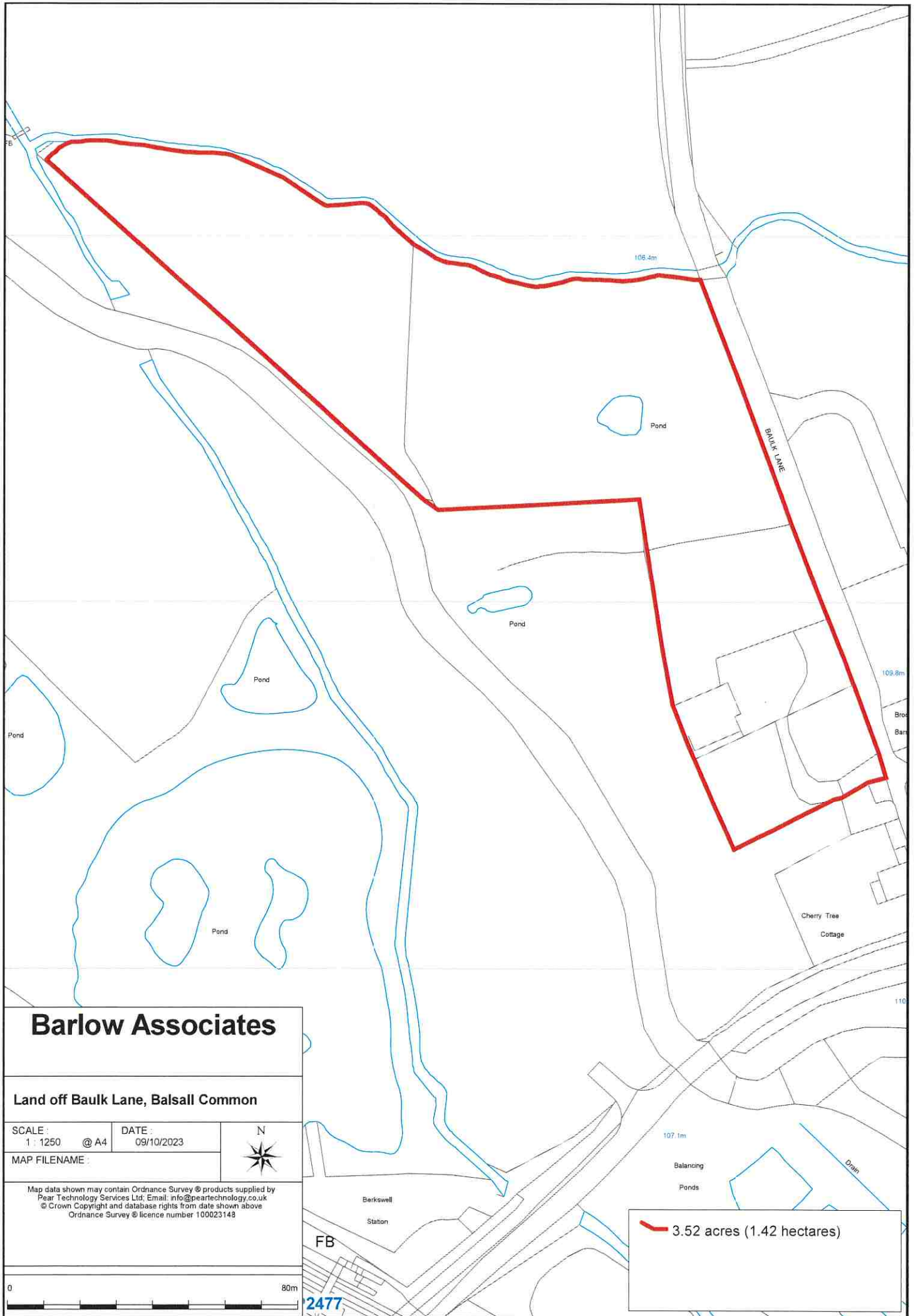
Tel: 01926 858222



IMPORTANT NOTICE

Barlow Associates for themselves for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Purchasers.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Barlow Associates has any authority to make or give any representations or warranty in relation to this property.



Barlow Associates

Land off Baulk Lane, Balsall Common

SCALE: 1 : 1250 @ A4 DATE: 09/10/2023

MAP FILENAME:



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2477

 3.52 acres (1.42 hectares)

**PRIOR NOTIFICATION
APPROVAL**



Economy & Infrastructure Directorate
Council House, Manor Square,
Solihull, West Midlands B91 3QB
Telephone 0121 704 8008
planning@solihull.gov.uk

DETERMINATION OF PRIOR NOTIFICATION

Town & Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3.

Application No:	PL/2023/01448/PNCUDW
Case Officer:	Ian Hiscock
Date of Decision:	14.08.2023
Location:	Agricultural Barn, Baulk Lane, Berkswell, Solihull
Proposed Development:	Prior notification for a change of use form agricultural barn to 1 No. residential dwelling.
Date Registered:	28th June 2023
Applicant:	Mr Roy Wilkinson
Agent:	Mr Nick Barlow

I refer to the above application and to my recent letter advising you that the Prior Approval of this Authority is required.

I now write to confirm that the Council, as Local Planning Authority, hereby **APPROVE** the details relating to your proposals, subject to the following conditions:-

STANDARD CONDITIONS

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Plan Number GC398/100 - Location Plan and red line area scale 1:1250 A4 sheet; Plan Number P1458/01- details of access improvements and visibility scale 1:250 A3 sheet; Plan Number GC398/001- Existing Plans Scale 1:100; Plan Number GC398/002- Proposed Floor Plans and Elevations - scale 1:100; Plan Number GC398/200- Proposed Site Plan scale 1:250 A1 sheet.

To ensure compliance with the approved plans and details to safeguard amenity and the quality of the environment in accordance with Policy P14 and P15 of the Solihull Local Plan 2013.

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APPROVAL**



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2. The development shall not be occupied until all parts of the existing vehicular access that shall not be used as part of the development has been closed and the dropped kerb / footway / verge have been re-instated to the standard specification of the Local Highway Authority.

In the interests of road safety and amenity to accord with Policy P8 of the Solihull Local Plan 2013.

3. The development shall not be occupied until the vehicular access has been laid out and constructed in general accordance with Drawing Number P1458/01 (Access Improvements and Visibility) and to the standard specification of the Local Highway Authority.

In the interests of road safety and amenity to accord with Policy P8 of the Solihull Local Plan 2013.

4. The development hereby approved shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

To minimise the effect and enhance the character of the development in accordance with Policy P10 and P15 of the Solihull Local Plan 2013.

5. No 'above-ground' building works shall proceed above damp-proof course level or equivalent on any buildings or structures hereby approved until a schedule and samples of all bricks, tiles and other materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

To safeguard the visual amenities of the area in accordance with Policy P15 of the Solihull Local Plan 2013.

6. Before the development hereby approved is brought into use a detailed scheme for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

PRIOR NOTIFICATION APPROVAL



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To minimise the effect of the proposal on the neighbourhood in the interests of the character of the site and amenities of the area in accordance with policy P14 and P15 of the Solihull Local Plan 2013.

Informatives

NOTE: Condition numbers 2 and 3 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must apply for a Residential Vehicle Access Crossing. Applications should be made to the Highway Services Team and can be contacted at duljit.madhar@solihull.gov.uk or 0121 704 6487.

NOTE: The applicant is advised that the site lies in close proximity to land required to construct and/or operate Phase One of a high-speed rail line between London and the West Midlands, known as High Speed Two. Powers to construct and operate High Speed Two were secured on 23 February 2017 when Royal Assent was granted for Phase One of HS2. More information can be found at:

<https://www.gov.uk/government/collections/high-speed-rail-london-west-midlands-bill>."

NOTE: Asbestos Survey (Prior to Demolition/ Conversion). Consideration should be given to the presence of any asbestos/ asbestos containing materials (ACMs) in the building(s) proposed for demolition/ conversion. Prior to demolition/ conversion Public Protection advise that an asbestos survey is undertaken on all relevant buildings and any remedial/ mitigation measures deemed necessary should be implemented. Any ACM/ asbestos removed prior to conversion should be disposed of appropriately such that the development site may not be considered contaminated land under Part 2A at a later date. Appropriate asbestos surveys prior to demolition/ conversion and handling of ACMs during works should be undertaken by competent and qualified professionals with experience of surveying and handling ACMs.

NOTE: For the avoidance of doubt this decision relates to the change of use of the existing building. The steel frame must be retained and the structural loading of the external cladding and roof must be supported by this existing frame.

NOTE: Noise During Construction: Noise from construction and associated works has the potential to cause disturbance to neighbouring residents. In order to minimise this, this Authority would normally recommend that any work audible beyond the boundary of the site should only be carried out between the hours of 8.00am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays; there should be no noisy works carried out on Sundays or Bank Holidays. Best practicable means to prevent noise from the site should also be employed as defined in British Standard BS 5228 Part 1: 1984 (or its successors/revisions). Failure to keep these hours or to employ best practicable means to control noise could lead to the service of an enforcement notice under Section 60 of the

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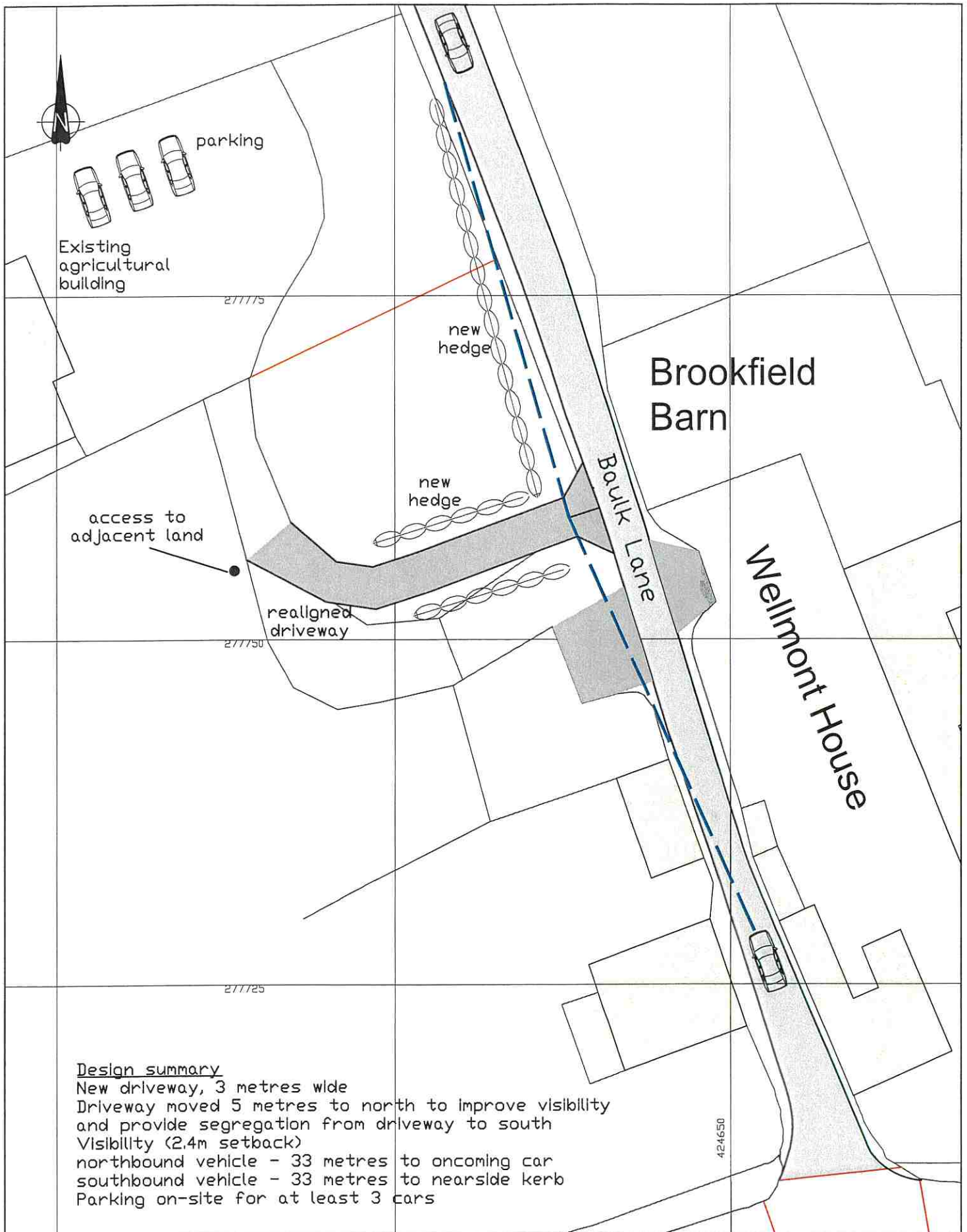
Control of Pollution Act 1974. We would encourage applications for prior consent under Section 61 of the Act, particularly where the construction and/or demolition phase(s) may be prolonged or if work may be undertaken beyond the aforementioned hours. Please contact the Contact Centre (0121 704 8008) for further details.

Burning or Refuse on Demolition and Construction Sites: Because of the potential for nuisance to neighbours, burning of refuse prior to or during the construction phase is not generally acceptable and may be contrary to waste regulation legislation. If you do have special circumstances, such as a requirement to dispose of wood infected by disease or insects, please contact the Contact Centre (0121 704 8008) for further details.

Dust Control on Demolition and Construction Sites: Because of the potential for nuisance to neighbours and damage to property, reasonable steps to reduce dust emissions should be employed, particularly during any demolition works and in periods of dry weather.

Signed

Mark Andrews
Head of Planning, Design and Engagement
Services



Banners Gate

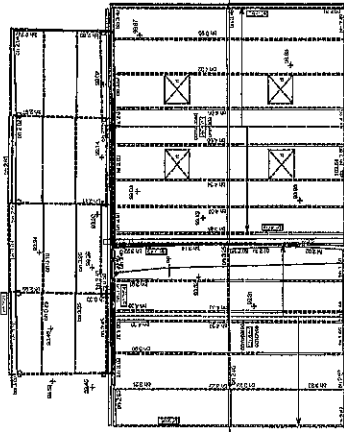
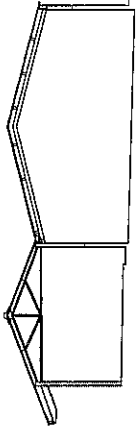
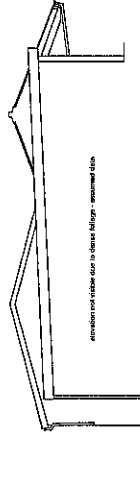
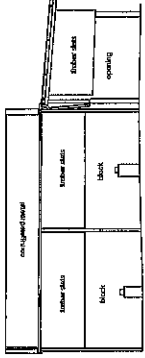
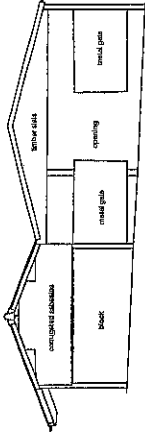
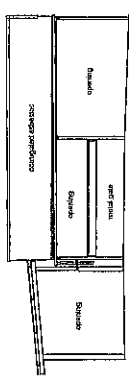
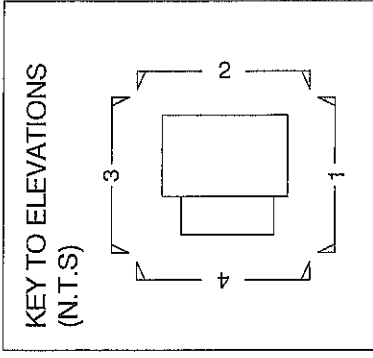
Civil, Structural & Transportation Engineers

Cavendish House, 10-11 Birmingham Street, Halesowen B63 3HN
 Tel: 0121 687 1500 Fax: 0121 687 1501
 E-mail: mail@bannersgate.com

Conversion of an existing agricultural building to a single dwelling, Baulk Lane, Berkswell

Access improvements and visibility,
 drawing P1458/01, Scale 1:250 @A3

VILLAGE FARM

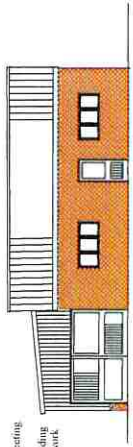


Barlow BA ASSOCIATES Ltd Chartered Surveyors 100, High Street, London, E14 4JF Tel: 020 7424 2200 Fax: 020 7424 2201	
Client	Mr. R. Wilkinson Village Farm Skelwell Cotswolds CV7 7BB
Project	Conversion of Existing Agricultural Building to Residential As Existing Floor Plan, Section and Elevations
Drawing No.	GC.396/001
Drawn	MTW
Date	Oct. 2019
Scale	1:100

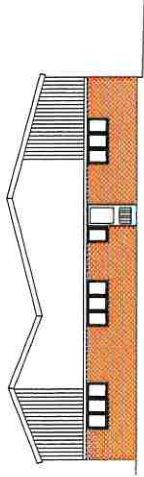
AS EXISTING PLAN, SECTION AND ELEVATIONS

VILLAGE FARM

Lightweight metal tile sheeting
Timber or metal side cladding
with Warwickshire brickwork
as shown
Timbertrapeze Joinery

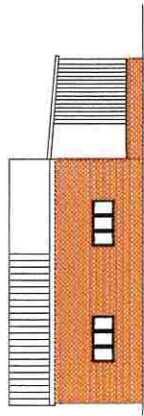


Elevation 1



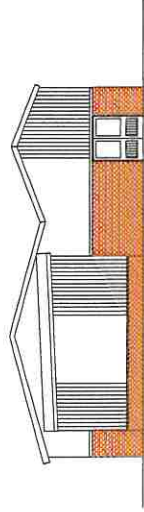
Elevation 2

Lightweight metal tile sheeting
Timber or metal side cladding
with Warwickshire brickwork
as shown
Timbertrapeze Joinery

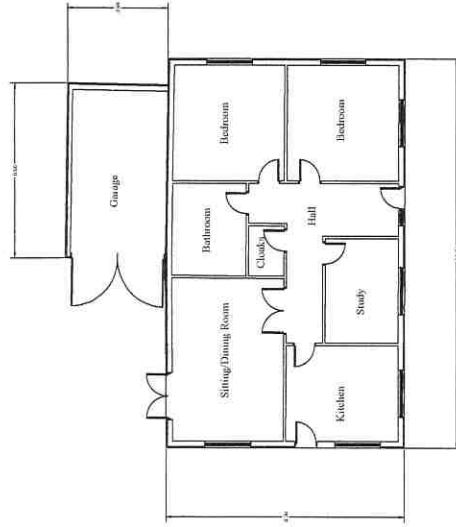
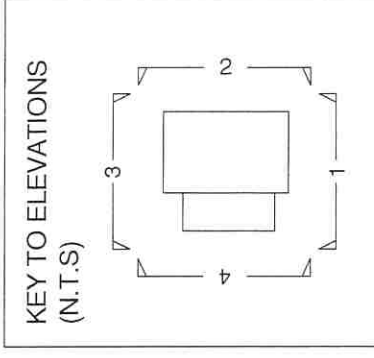


Elevation 3

Lightweight metal tile sheeting
Timber or metal side cladding
with Warwickshire brickwork
as shown
Timbertrapeze Joinery



Elevation 4



PLAN

BA Barlow ASSOCIATES Ltd Chartered Surveyors 100 High Street Warwick, CV34 3JF Tel: 01927 522292	
Client	Mr. P. Withington Village Farm Berkswood Coventry CV7 7BB
Project	Conversion of Existing Agricultural Building to Residential
As Proposed Floor Plan, Section and Elevations	
Drawing No. GC/396/002	
Drawn	MJW
Date	Oct 2019
Scale	1:100

AS PROPOSED PLAN AND ELEVATIONS