





POTENTIAL RE-DEVELOPMENT OPPORTUNITY

Harts are delighted to bring to market a fabulous opportunity to acquire a substantial bungalow of around 2000 sq ft which requires full refurbishment throughout alongside an extensive range of outbuildings including workshops, tractor / machinery store, former cow standing, stables and associated stores and hay barn, all of which sit in a generous plot of around 10 acres. There is also potential to develop the farmstead, subject to the relevant planning consents.

The property is accessed through wrought iron gates from Alderhanger Lane and in brief currently comprises Entrance hall, Kitchen, Bathroom, Separate WC, Dining Room, Conservatory, Living room, Study, Bedroom with walk in wardrobe and en suite, second bedroom with large dressing room attached, third double bedroom all of which need total renovation.

A private viewing to inspect the current property, outbuildings and to walk the boundary is highly recommended to fully appreciate what's on offer.

LOCATION

Nearby Tanworth in Arden is a quintessential English village offering lovely countryside walks right on the doorstep. A walk away is 'The Bell' offering delicious food and a popular bar ideal for popping in after a walk or cycle ride. The village train operates a local service to Birmingham and to Stratford upon Avon and close to the M42 so is well-placed for those villagers who commute regularly.







ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES Drainage is via a septic tank within the curtilage of the property. Electricity is via a three phase power supply with meters in the entrance hall. Mains water is connected to the fields and buildings, and there is also a well supply for the bungalow with head tanks in the roof space, being over the dining room.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: F We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









Total Internal Accommodation 189.59 square metres / 2,041 square feet

Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		