



**EARLES**  
TRUSTED SINCE 1935



**Barns (with Planning Permission) at Woodhouse Farm,  
Middle Lane, Headley Heath, Nr. Wythall, B38 0DU  
Guide Price £290,000+ (Plus Fees)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343



***This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 20th May 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).***

**INTRODUCTION**

In November 2024, prior approval permission was granted by Bromsgrove District Council (24/00863/CUPRIO) to change the use of agricultural buildings into a single dwelling. Within these auction particulars, we have included the first page of the approval, as granted under 'class Q' of the Town and Country Planning Order 2015.

As the plan (also included within these particulars) indicates, the proposed dwelling would briefly comprise; large kitchen/dining/living area, utility room, two bedrooms, and two shower/bathrooms. The small freestanding brick building also has permission to be used as a home office with adjoining utility/storage facility.

There is good access from the public highway and with two separate pasture fields, it means the whole site extends to just under 3 acres.

There are amenities available at Becketts Farm, together with further shops, schools and a health centre in the large village of Hollywood, which is only two or three minutes' drive away.

**Cow Shippon and Dairy**  
39'10" x 17'10" (12.16m x 5.45m)

**Adjoining Pen 1**  
9'0" x 8'0" (2.75m x 2.46m)

**Adjoining Pen 2**  
9'2" x 2'8" (2.81m x 0.83m)

**Stables**  
15'9" x 11'6" (4.81m x 3.52m)

**Adjoining Timber Store**  
11'11" x 9'1" (3.64m x 2.79m)

**Framed Hay/Straw Storage Building**  
32'5" x 21'2" (9.89m x 6.47m)

**GENERAL INFORMATION**

**Services**  
Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services.

**Authorities**  
Bromsgrove District Council  
(www.bromsgrove.gov.uk)  
National Grid (www.nationalgrid.co.uk)  
Severn Trent Water (www.stwater.co.uk)  
Worcestershire County Council  
(www.worcestershire.gov.uk)

**Planning**  
Planning Permission - Ref: 24/00863/CUPRIO

**Tenure and Possession**  
The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 17th June 2025 (or earlier by mutual agreement).

**Fees**  
On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction. Upon completion, the purchaser will also be required to pay a contribution of £1,000 (plus VAT) towards the vendor's legal costs.

**Plans**  
Plans are shown for identification purposes (only).

**Viewing**  
Strictly by prior appointment with the auctioneers - please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

**Directions**  
Post Code:  
B38 0DU  
  
What3Words:  
///speak.loaded.badly (for gated entrance)

**Vendor's Solicitors**  
A full auction pack is available from the vendor's solicitors:  
Wadsworths Solicitors  
325 Stratford Road  
Shirley  
Solihull  
B90 3BL

Acting: Ms Alexandra Tait  
Email: alexandra.tait@wadsworthslaw.co.uk  
Telephone: 0121 745 8550

**Conditions of Sale**  
The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The

purchaser shall be deemed to bid on those terms whether they have inspected the Conditions or not.

**Money Laundering**  
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

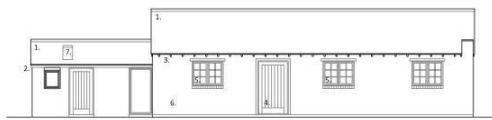
**Agent's Note**  
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



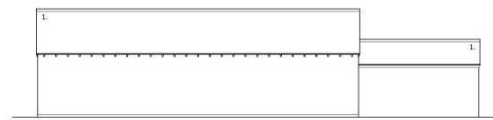




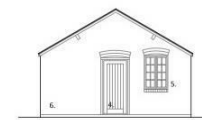


south west elevation - 1:100

**MATERIALS**  
 1. plain tile roof covering.  
 2. PVCU gutter + downpipes.  
 3. exposed rafters and eaves.  
 4. timber boarded doors.  
 5. timber windows.  
 6. facing brickwork.  
 7. existing rooflight.  
 8. new timber window.



north east elevation - 1:100



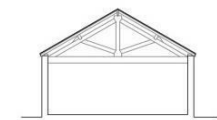
south east elevation - 1:100



north west elevation - 1:100



section S1 - 1:100

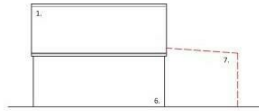


section S2 - 1:100



south west elevation - 1:100

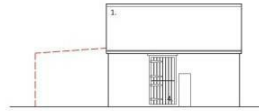
**MATERIALS**  
 1. plain tile roof covering.  
 2. PVCU gutter + downpipes.  
 3. timber fascia.  
 4. timber doors.  
 5. timber windows.  
 6. facing brickwork.  
 7. timber shed removed.



south west elevation - 1:100



south east elevation - 1:100



north east elevation - 1:100



ground floor plan - 1:100

**ACCOMMODATION SCHEDULE**

**FOOTPRINT**

large barn = 80 sqm.

small barn = 20sqm.

**GFA**

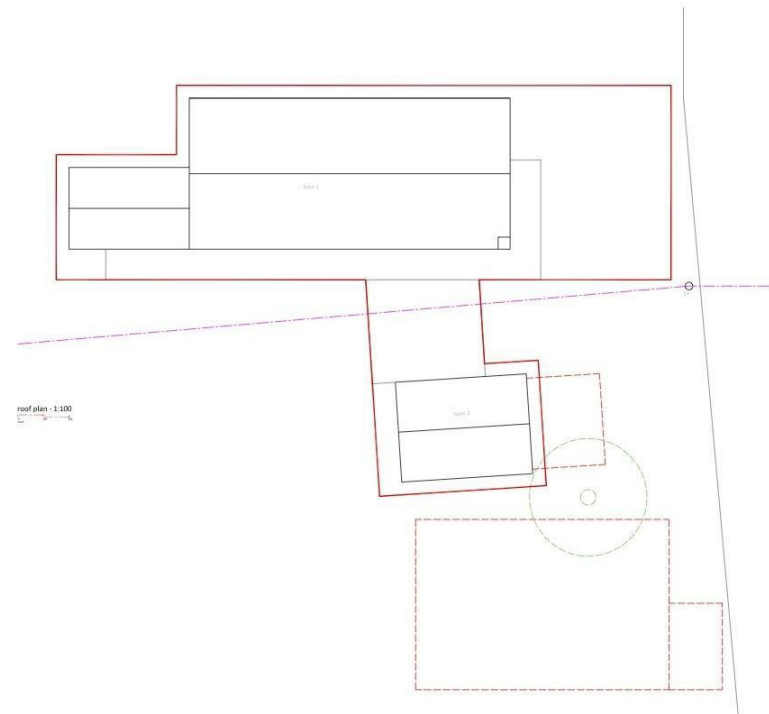
large barn = 75sqm.

small barn = 15sqm.

**TOTAL**

footprint = 100 sqm.

GFA = 90sqm.



roof plan - 1:100







## BROMSGROVE DISTRICT COUNCIL

### Prior Notification For Change Of Use Of Agricultural Building(s) To Dwelling(s)

#### Prior Approval Required and Approved

**APPLICATION REFERENCE:** 24/00863/CUPRIO  
**LOCATION:** Land At, Woodhouse Farm, Middle Lane, Wythall  
**PROPOSAL:** Proposed conversion of barns to create 1 x dwelling (2 bedrooms) and ancillary home office and secure cycle store  
**DECISION DATE:** 12th November 2024

Bromsgrove District Council as the Local Planning Authority gives prior approval in accordance with Schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposal described above. This is subject to the following condition/s:

- 1) Development under Class Q is permitted subject to the condition that development under Class Q(a) and (b) must be completed within a period of three years starting with the prior approval decision date

Reason: To accord with the conditions within Paragraph Q.2 of Schedule 2, Part 3, Class Q (a & b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

23.28.P001 Rev B - Location Plan  
23.28.P002 - Existing Block Plan  
23.28.P003 - Existing Plans and Elevations  
23.28.P004A - Proposed Block Plan  
23.28.P005 Rev C - Proposed Plans and Elevations  
Bat Survey Report by Cotswold Wildlife Surveys dated 7th February 2024  
Nocturnal Bat Survey Report by Cotswold Wildlife Surveys dated 7th May 2024

