



Millbrook Farm, Broadway, WR12 7HS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** DEVELOPMENT OPPORTUNITY - A TRULY STUNNING LOCATION ***

Lower Barns, Murcot have prior approval planning permission for conversion into two detached residential dwellings. Wychavon planning reference 19/01053/GPPA. Lower Barns benefits from Class PA planning permission for the conversion of existing former agricultural and commercial buildings into two detached dwellings.

Size of Barn 1 Plot – 0.266 acres
Size of Additional Plot 1 – 0.213 acres

Plot 2 - 0.626 acres
Size of additional Plot 2 - 0.371 acres

They are accessed via a partially shared access track with associated residential curtilage and paddocks. Further land on this substantial holding is available by separate negotiation.

There is existing three phase electricity to the barns, which may need to be separated by sub-meters or new connections to the mains. There is understood to be an existing water supply within the roadway which can be easily connected. Main gas is not available to the properties, although there are significant opportunities for the installation of new renewable energy measures (ground source, air source, solar etc.), as part of the building construction. Drainage for surface water is already connected and foul will be accommodated within new septic tanks. All technical reports available can be viewed on the Wychavon Planning Portal.

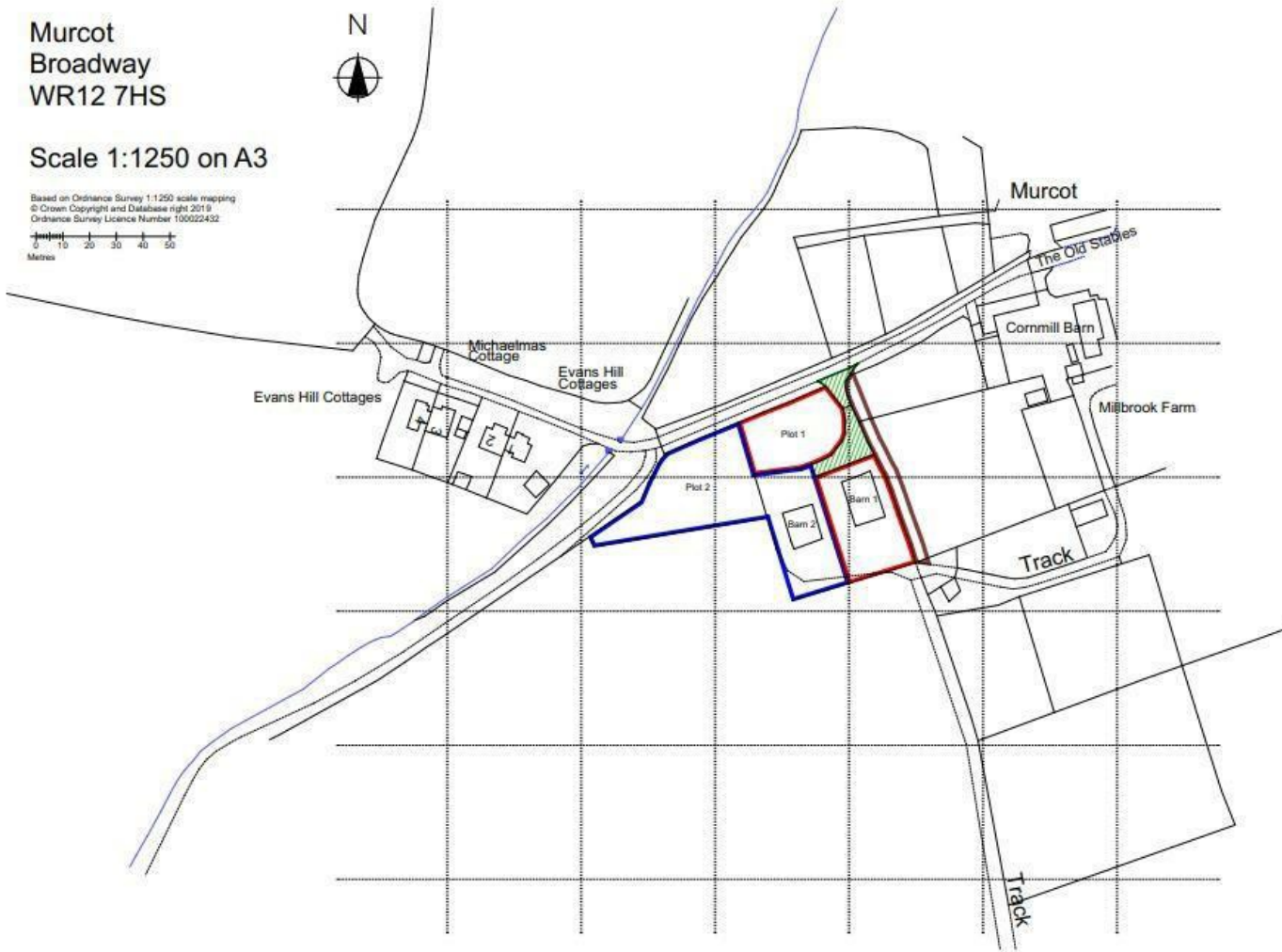




Murcot
Broadway
WR12 7HS

Scale 1:1250 on A3

Based on Ordnance Survey 1:1250 scale mapping
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Key Features

- RURAL LIVING
- STUNNING VIEWS
- ADDITIONAL LAND AVAILABLE
- PLANNING GRANTED
- CHANCE TO BUILD YOUR VERY OWN GRAND DESIGNS HOME
- CUSP OF THE COTSWOLDS

