



## Residential Development for 10 Units

Home Farm, Shadowbrook Lane, Hampton in Arden, Solihull

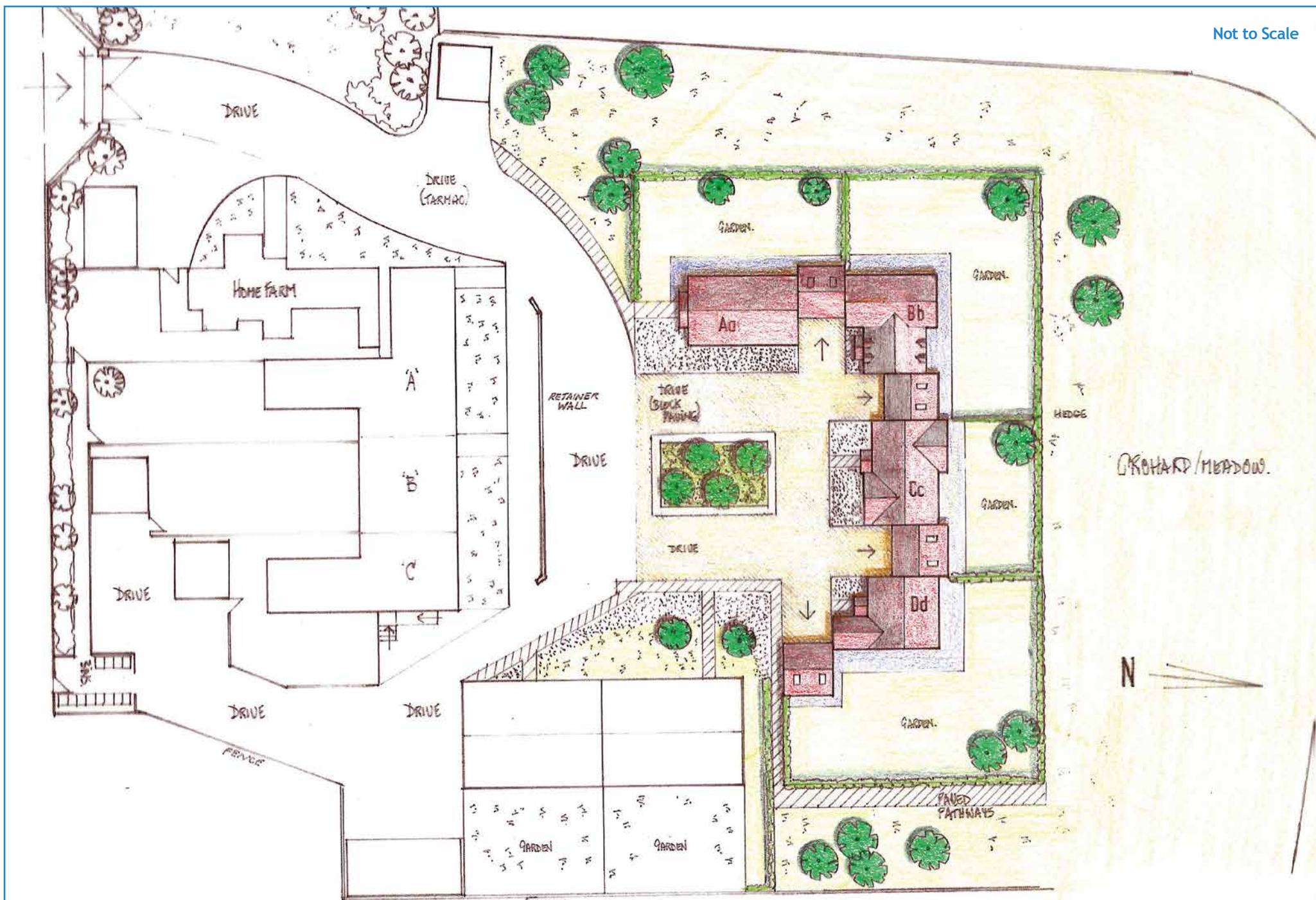


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ESTATE AGENTS

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# Home Farm, Shadowbrook Lane

## Hampton in Arden, Solihull

Hampton in Arden is a most delightful village and is served by first class local amenities including Hampton in Arden Railway Station which connects to London and is therefore most useful to local commuters. Birmingham International Airport and Railway Station, the N.E.C. and the M40/M42 motorway links are all close by. Excellent primary schooling facilities are available together with doctors surgery, shops, public house and restaurants, whilst Solihull town centre with its unrivalled amenities is some 3 ½ miles distant (mileages and distances approximate).

Home Farm is set in 3.071 acres (1.243 hectares) and currently comprises the original farmhouse, a bed and breakfast establishment and various farm outbuildings with full permission granted for 10 units as listed below.

Planning Permission granted by Solihull Metropolitan Borough Council, under Application Number PL/2015/51502/COU dated 1st September 2015 for the change of use from existing bed and breakfast accommodation to three residential units totaling 6,833 sq.ft. (636 sq.m.) and erection of two double garages, two triple garages and retention of the original farmhouse (2,387 sq.ft. - 222 sq.m.).

Planning Permission was also granted by Solihull Metropolitan Borough Council, Application Number PL/2016/00392/MINFDW dated 8th September 2016 for the demolition of 2167 sq.m. (23325 sq.ft.) of existing portal frame farm buildings and replacement with four brick and tile residential dwellings. We understand that the internal floor areas of these units are

Unit A - 2,292 sq.ft. (213 sq.m.)    Unit B - 2,260 sq.ft. (210 sq.m.)  
Unit C - 2,292 sq.ft. (213 sq.m.)    Unit D - 2,012 sq.ft. (187 sq.m.)

Planning Permission has been obtained under Application Number PL/2015/50080/PNCARG dated 31st March 2015, for the conversion of the existing Atcost cattle shed into two residential units totalling 5,592 sq.ft. (520. sq.m.) approx.

Please note all measurements taken off plan (all gross internal)

### Home Farmhouse

The property dates back to the late 1700's/early 1800's and comprises of brick construction with a slate roof. There is a paved parking area together with a front garden. The residence which would benefit from some general upgrading offers generously proportioned rooms and as part of the planning permission will be completely detached from the proposed development of the bed and breakfast accommodation.

The accommodation which extends to approximately 2,387 sq.ft. (222 sq.m.) comprises:

#### Ground Floor

Kitchen 8.27m max. (28'7") x 4.49m (14'9")

Utility Room

Study/Office 3.63m max. (11'11") x 1.89m (6'3")

Dining room 7.61m (25'0") x 3.92m (12'10")

Lounge 6.18m (20'3") x 3.82m (12'6")

Family Room 3.81m (12'6") x 3.64m (12'0")

#### First Floor

Bedroom One 3.58m (11'9") x 3.77m (12'4") with En Suite Shower Room

Bedroom Two 3.84m (12'7") x 3.57m (11'9")

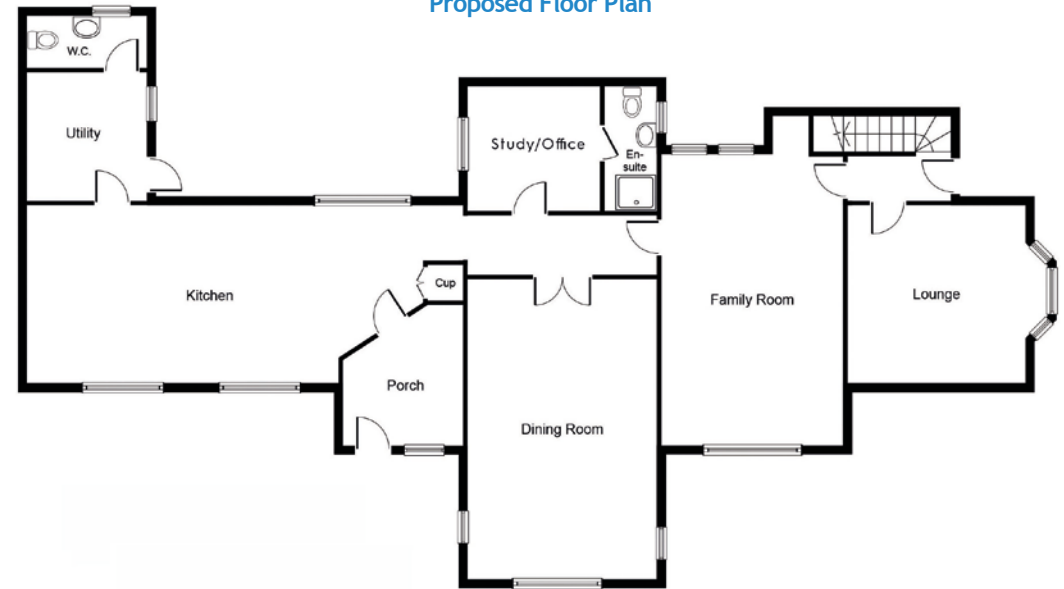
Bedroom Three 3.98m (13'1") x 3.36m (11'0") with built in wardrobes

Bedroom Four 3.97m (13'1") x 3.65m (12'0") with built in wardrobes

Family Bathroom



### Proposed Floor Plan



#### Ground Floor



#### First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Proposed Conversion of Existing Bed and Breakfast Accommodation

The bed and breakfast accommodation forms part of the main farmhouse with the remainder unconverted.  
At present there are eleven en suite bedrooms, a breakfast room and a separate t.v. lounge and bar.

The planning permission provides for the conversion into three residential units

The proposed accommodation comprises:

#### Unit 1 - 2,592 sq.ft. (241 sq.m.)

##### Ground Floor

- \* Porch
- \* Lounge
- \* Kitchen
- \* Hallway leading to
- \* Three Bedrooms with En Suites
- \* Bathroom

##### First Floor

- \* Bedroom with En Suite

#### Unit 2 - 2,297 sq.ft. (214 sq.m.)

##### Ground Floor

- \* Entrance Hall with Guest Cloakroom
- \* Lounge
- \* Dining room
- \* Kitchen
- \* Utility
- \* Study

##### First Floor

- \* Three Bedrooms with En Suites
- \* Bathroom

#### Unit 3 - 1,944 sq.ft. (181 sq.m.)

##### Ground Floor

- \* Entrance Hall
- \* Dining/Kitchen
- \* Lounge
- \* Two Ground Floor Bedrooms & En Suite
- \* Bathroom

##### First Floor

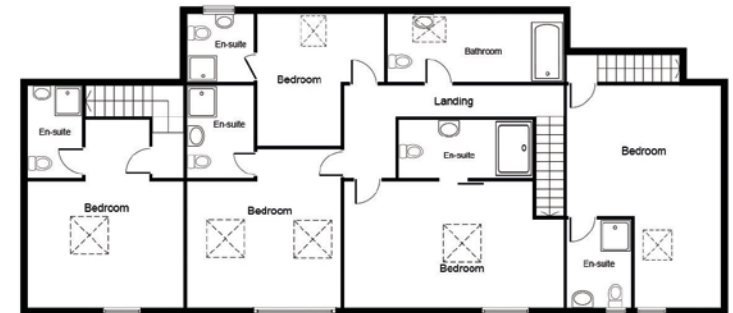
- \* Landing
- \* Bedroom with En Suite



# Proposed Plans for Conversion



**Ground Floor**



**First Floor**

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### Four Residential Units

Planning Permission granted by Solihull Metropolitan Borough Council, Application Number PL/2016/00392/MINFDW dated 8th September 2016 for the demolition of 2167 sq.m. (23325 sq.ft.) of existing portal frame farm buildings and replacement with four brick and tile residential dwellings in courtyard setting with the benefit of garaging.

The dwellings will have an internal floor area of approximately  
 Unit A - 2,292 sq.ft. (213 sq.m.). Unit B - 2,260 sq.ft. (210 sq.m.).  
 Unit C - 2,292 sq.ft. (213 sq.m.). Unit D - 2,012 sq.ft. (187 sq.m.)

#### Units A & D

##### Ground Floor

- \* Entrance Hall
- \* Cloakroom
- \* Lounge
- \* Dining Room

##### First Floor

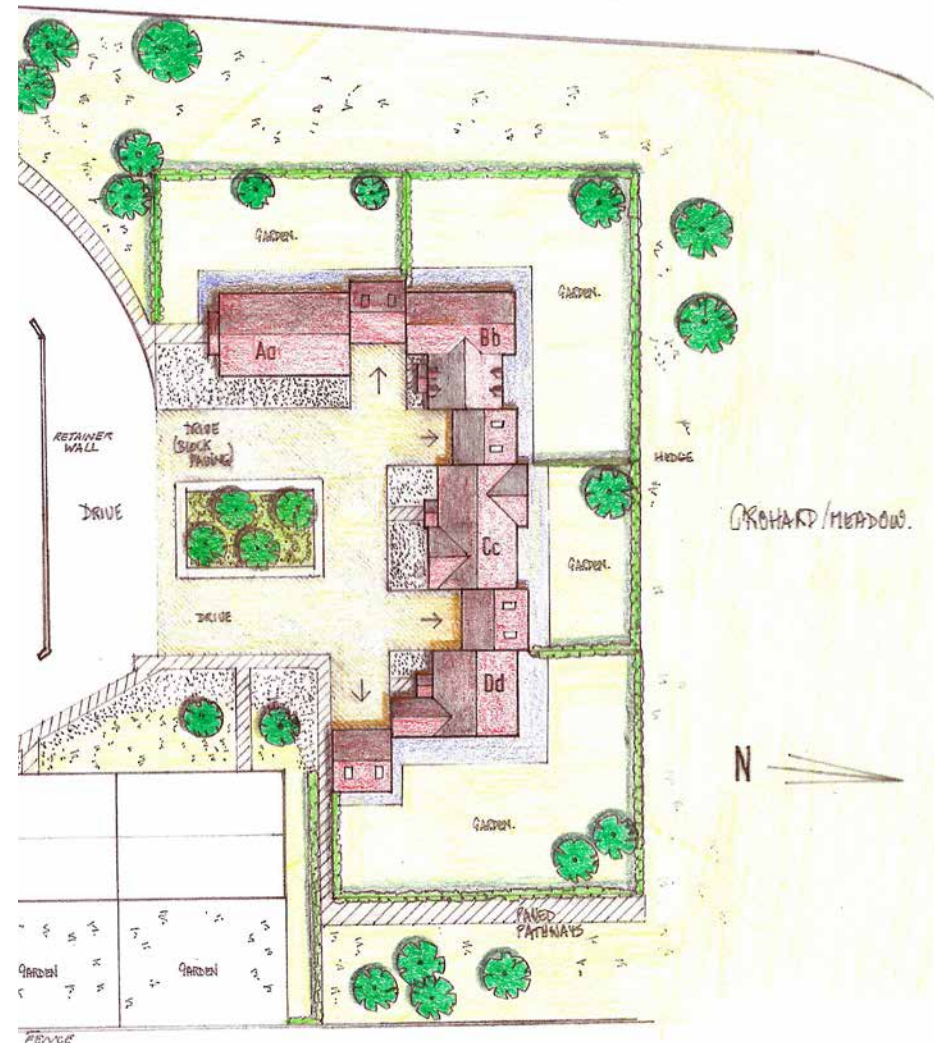
- \* Master Bedroom with En Suite
- \* Three Further Bedrooms
- \* Family Bathroom

#### Units B & C

- \* Entrance Hall
- \* Cloakroom
- \* Lounge
- \* Dining Room

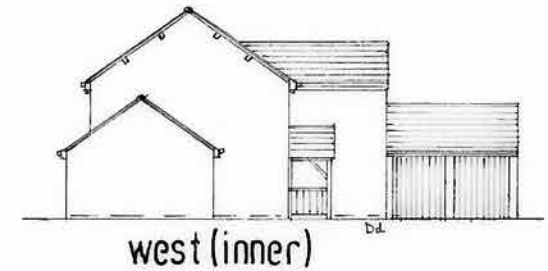
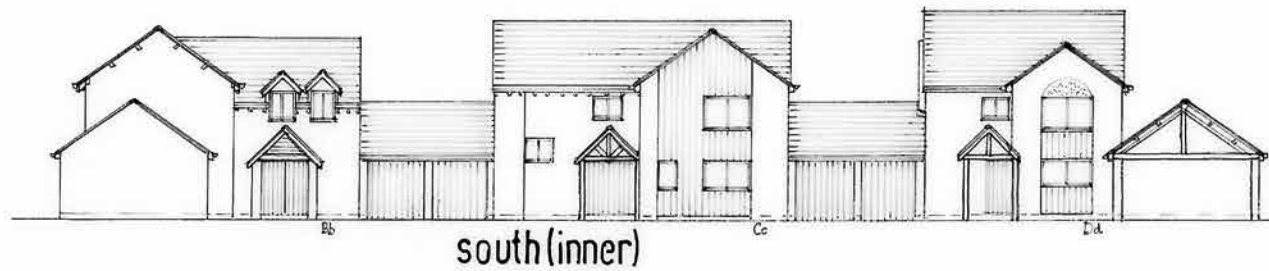
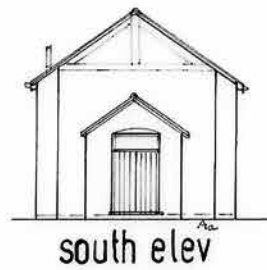
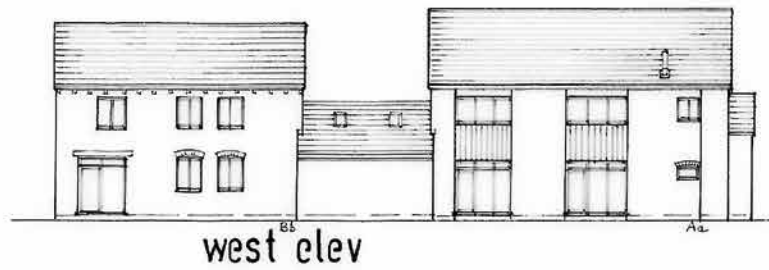
##### First Floor

- \* Master Bedroom with En Suite
- \* Two Further Bedrooms with En Suites
- \* Bedroom Four
- \* Family Bathroom





# Proposed Elevations of 4 Residential Units

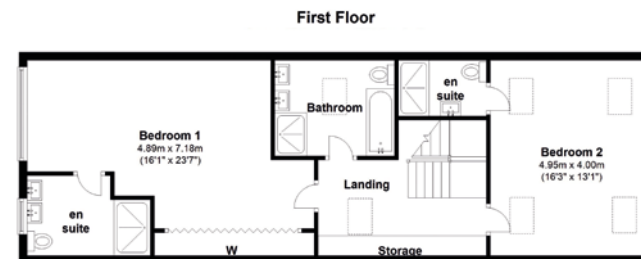
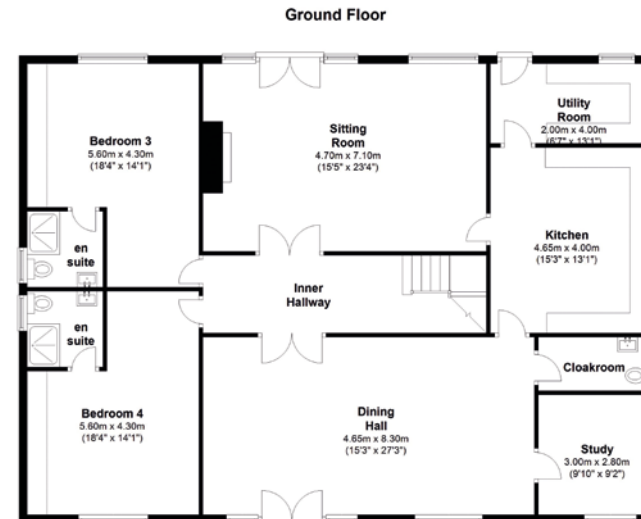
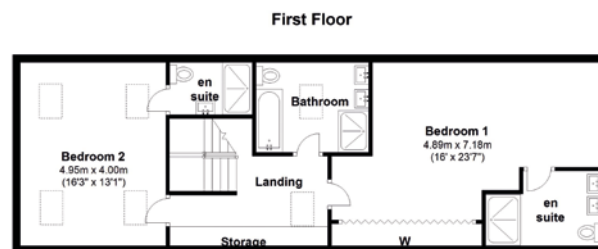
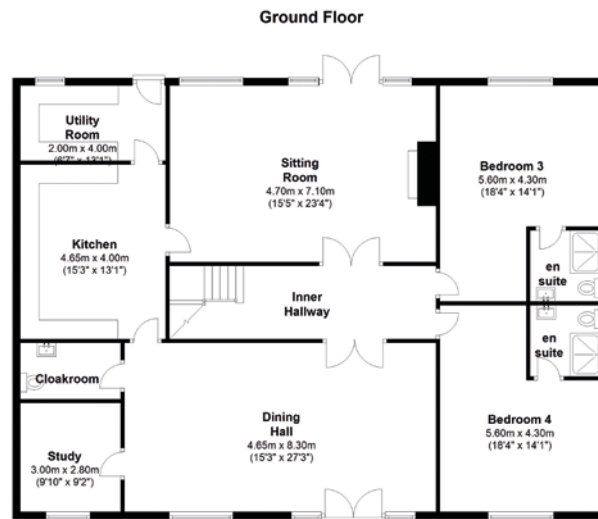


### Conversion of Atcost Cattle Shed

Planning Permission has also been obtained under Application Number PL/2015/50080/ PNCARG dated 31st March 2015, for the conversion of the existing Atcost cattle shed into two residential units with a total area of 5,592 sq.ft. (520 sq.m.) approximately.

Each unit will offer

- Ground Floor
  - \* Dining Hall
  - \* Cloakroom
  - \* Study
  - \* Kitchen & Utility
- \* Two Bedrooms & Two En Suites
- First Floor
  - \* Two Bedrooms & Two En Suites
  - \* Family Bathroom





## General Information

**Directions:** From the centre of Hampton in Arden by the Railway Station turn into Shadowbrook Lane and continue for approximately ½ mile where the property will be found on the right hand side.

Alternatively, from the island on the Coventry Road with Birmingham Airport turn into Catherine de Barnes Lane and continue for approximately one mile and turn left into Shadowbrook Lane where the property will be found on the left hand side. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

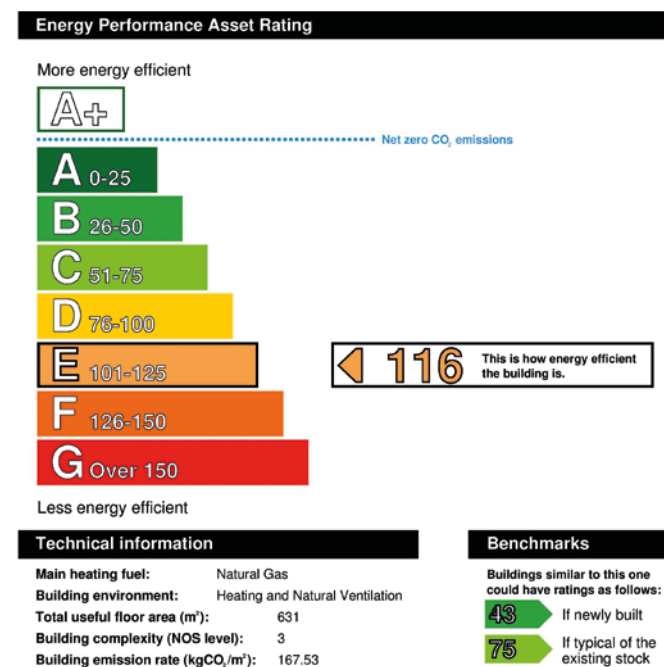
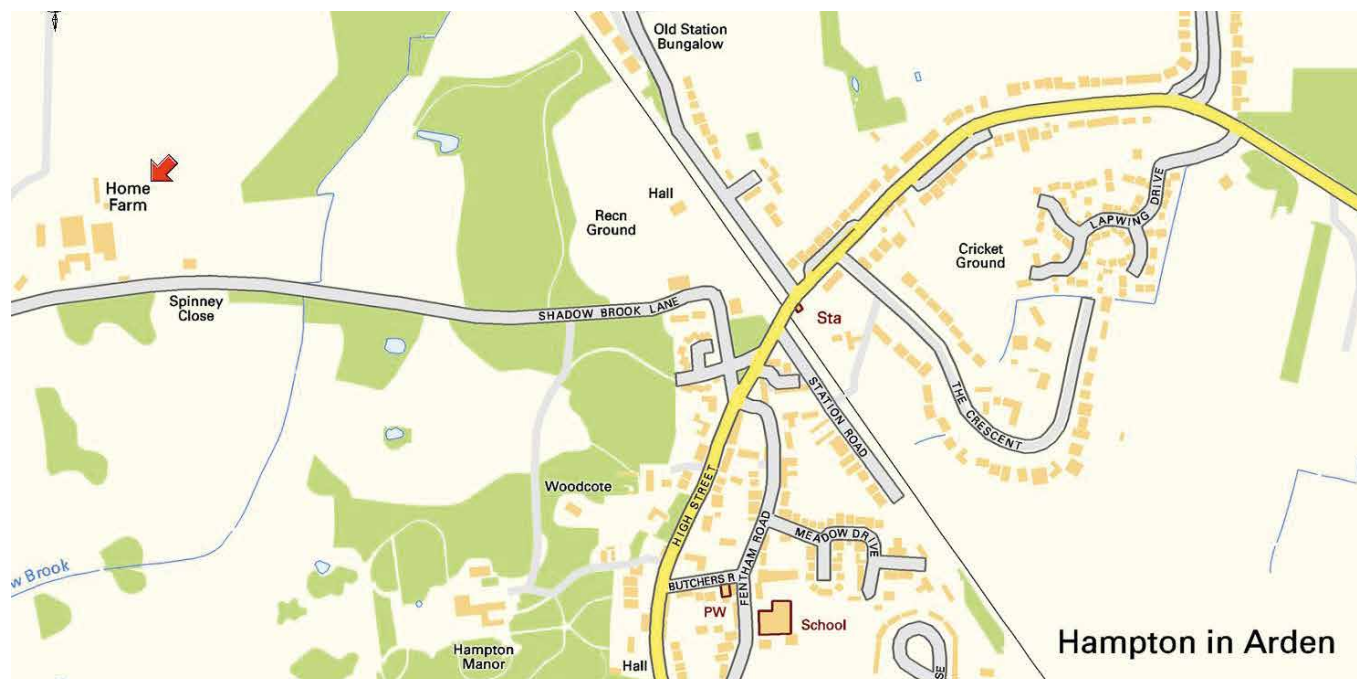
**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.

**Services:** We understand that the farmhouse and bed and breakfast are connected to mains electricity and water. Central heating is provided by way of two oil fired Potterton boilers. There is a wood burner back boiler providing background heating to the farmhouse. Drainage is to a shared septic tank.

**Local Authority:** Solihull Metropolitan Borough Council.





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