

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS



HILL FARM

BOGNOP ROAD, ESSINGTON, NR WOLVERHAMPTON, WV11 2AZ

DESCRIPTION

A significant development or leisure opportunity. Hill Farm is being offered for sale either as a whole or in three parts as follows.

FEATURES

- **BARNs FOR CONVERSION**
(APPROX 1000 SQ MT/10,750 SQ FT)
- **DETACHED HOUSE FOR RENOVATION**
- **8 WELL STOCKED FISHING POOLS STANDING IN 20 ACRES**



01785 716600

www.southandstubbs.co.uk

REGULATED BY RICS

SOUTH & STUBBS – CLOVELLY – PINFOLD LANE – PENKRIDGE – STAFFORD – ST19 5AP

Email admin@southandstubbs.co.uk

PRINCIPAL: MICHAEL J WILLIAMS MRICS FAAV

LOCATION

Most conveniently situated less than one mile from J1 on the M54 with its direct link to the M6 (southbound) 3 miles from J11 on M6 and 4 miles from J9 on the M6 Toll Road. Wolverhampton city centre is 6 miles to the southwest, Cannock 6 miles to the northeast. Intercity trains are available from Wolverhampton and Stafford stations. Birmingham (45minutes), Manchester and East Midlands airports are all within easy travelling distance.

DIRECTIONS

From J1 on the M54, take the A460 towards Wolverhampton, at the second traffic island turn left into Bognop Road, sign posted to Essington. After cresting the first incline, turn left to the development, which lies at the end of a short drive.

PROPERTY IN DETAIL

Hill Farm is a complex including 8 fishing pools, shooting ground, café and offices, detached house and grass field occasionally used for car boot sales. The Quarry and grass field will be retained but their use as a clay shooting ground will cease on the sale of house and/or the barns part of which are currently used as the café and offices. The property is being offered for sale either as a whole or in three parts as follows:-

A) BARNs FOR CONVERSION TO RESIDENTIAL

The existing range of brick with tile roof buildings were all granted permission in the mid 1980's for use for leisure purposes. The front portion has been developed and currently provides entrance reception, bar, games room, kitchen, 2 toilets, 3 offices, secure gun store and a self contained flat with the remainder retained as 3 span 3 agricultural storage buildings. Under planning permission number 06/00535/COU, South Staffordshire approved a conversion of the buildings to provide the following accommodation.

NB. All measurements have been scaled from the approved plans. No work has yet commenced on the alterations. Plans and proposed room sizes are available on application to the Agents offices.

UNIT ONE

(approximately 138 sq metres) (approximately 1,486 sq ft)

On the Ground Floor

Entrance Hall with stairs off, cloakroom, lounge, dining room, kitchen, study.

On the First Floor

Bedroom No 1 including ensure shower room, bedroom No 2, bathroom.

Outside

2 car carport and 2 stores.

UNIT TWO

(approximately 138 sq metres) (approximately 1,486 sq ft)

On the Ground Floor

Entrance Hall with stairs off, cloakroom, lounge, dining room, kitchen, study.

On the First Floor

Bedroom No 1 inclusive of ensure shower room, bedroom No 2, bathroom.

Outside

Double carport and storeroom.

UNIT THREE

(approximately 139 sq metres) (approximately 1,496 sq ft)

On the Ground Floor

Entrance Hall with stairs off, living room with storeroom off, dining room, kitchen, study, cloakroom

On the First Floor

Bedroom No 1 inclusive of ensure shower room, bedroom No 2, bathroom.

Outside

Double carport.

UNIT FOUR

(approximately 141 sq metres) (approximately 1,518 sq ft)

On the First Floor

Bedroom No 1 inclusive of ensure shower room, bedroom No 2, bathroom.

UNIT FIVE

(approximately 93 sq metres) (approximately 1,1001 sq ft)

On the Ground Floor

Lounge dining room, kitchen and inner hallway with stairs and cloakroom off.

On the First Floor

Bedroom No 1 inclusive of ensure shower room, bedroom No 2, bathroom, study.

UNIT SIX

(approximately 130 sq metres) (approximately 1,399 sq ft)

On the Ground Floor

Entrance lounge, breakfast kitchen, dining room and inner hallway with stairs and cloakroom off.

On the First Floor

Bedroom No 1 with ensure shower room, bedroom No 2, study, bathroom.

UNIT SEVEN

(approximately 117 sq metres) (approximately 1,259 sq ft)

Ground Floor Flat

Entrance hall, lounge, dining room, kitchen, study, bedroom No 1, with en-

suite shower room, bedroom No 2, with separate cloakroom.

UNIT EIGHT

(approximately 103 sq metre) (approximately 1,108 sq ft)

Existing First Floor Flat

Containing utility room, entrance hall leading to kitchen, inner hallway, lounge, bedroom No1, bedroom No 2 and bathroom.

GENERAL INFORMATION

CAR PARKING

There are designated parking areas each for two cars for Units Four, Five, Seven and Eight

TENURE

The barns are believed to be Freehold and Vacant Possession will be given upon completion

SERVICES

Mains water and electricity are currently connected to the barns but the purchaser will be responsible for upgrading these services and for providing all sewerage disposal facilities within the land being purchased.

PLANNING

South Staffordshire Council granted approval to convert the barns to 8 dwellings on 21 August 2006 (06/00535/FUL). An alternative scheme of conversion is being considered to provide only 3 larger units.

RIGHT OF WAY

A right of way at all times will be reserved to the east of the conversions to give access to the Farmhouse and over the first part of the driveway to give access to the pools.

LOCAL AUTHORITY

South Staffordshire District Council, Council Offices, Codsall, Wolverhampton, WV8 1PX.
Telephone No: 01902 696000

Guide Price: £650,000 - £750,000

B) HILL FARMHOUSE

Situated to the north side of the barn for conversion, the detached house is of brick construction with a pitched and tile clad roof, the property has not been occupied for some years and now shows some evidence of damp. There are currently no kitchen fittings and many of the windows need re-glazing or replacing.

The house contains interesting features including the marble fireplace in the lounge and the unusual oak beaked ceiling in the dining room. There is scope for the conversion to two dwellings.

At present, the accommodation is laid out to provide:

Glazed front door to Entrance Hall

LOUNGE

22'5" X 12'10" (6.83m x 3.91m)

Having marble fireplace, telephone socket and wall light points.

A step down to the -

DINING ROOM

14'10" x 13'3" (4.52m x 4.03m)

With unusual oak beamed ceiling (reputedly made from ships timbers), brick fireplace with oak beam over.

KITCHEN

16'9" X 14'9" (5.10m x 4.49m)

Having brick fireplace with oak surround, oak beamed ceiling and plumbing for sink unit.

REAR HALL

With door to garden.

LIVING ROOM

16'7" x 15'4" (5.05m x 4.67m)

Having tiled floor and door to the garden.

CLOAKROOM

With low flush WC and plumbing for basin.

CELLAR

Approached from the front hall, with settles.

ON THE FIRST FLOOR

All bedrooms, except bedroom No 5, look towards the fishing pools.

BEDROOM NO 1

17'3" x 13'7" (5.25m x 4.14m overall)

BEDROOM NO 2

17'11" x 12'2" (maximum) (5.46m x 3.70m)

BEDROOM NO 3

13'8" x 10'8" and 6' 11" x 5" (4.16m x 3.25m and 2.10m x 1.52m)

BEDROOM 4

13' x 12'7" (3.96m x 3.83)

BEDROOM 5

9'4" x 12'7" (2.84m x 3.83m)

BATHROOM

10'6" x 8'8" (3.20m x 2.64m)

LANDING

Giving access to the stairs to the 2 second floor storerooms

Bedroom No 3, the bathroom and inner landing could form a private suite. Similarly, bedroom numbers 4 and 5 could be adapted to form a private suite with bath or shower room.

OUTSIDE

Grass areas to form garden area.

SERVICES

Mains water and electricity are believed to be available. Drainage at present is to a cesspit.

COUNCIL TAX

The property is in Band G with South Staffordshire Council. Currently amounting £2,120.80

Guide Price: £350,000 - £400,000

C) MILLRIDE FISH POOLS

An arrangement of 8 pools spread over a 20 acres site providing both coarse and trout fishing. Created 20 years ago, the 7 pools have established stocks of Carp, Bream, Tench, Rudd, Perch with some Barbel. The 2 trout pools are replenished when necessary. Pool number 8 is used as a stock pool. There are good paths around the various pools and an area along the east side ideal for parking and to site a cabin/office/café. The largest fish caught have been carp in the mid 20lb range. Takings for the pools have averaged around £40,000 per annum though they have not been actively promoted so that there is scope to improve the patronage and takings. Access to the pools will be along the main drive. It is proposed to install a gateway just below the track to the parking area; there will be no right to access for the pools beyond this point.

The Pools are stocked as follows

POOL 1 – Coarse Fish

POOL 2 – Coarse Fish

POOL 3 – Coarse Fish

POOL 4 – Coarse Fish

POOL 5 – Coarse Fish

POOL 6 – Trout and Coarse Fish

POOL 7 – Trout and Coarse Fish

POOL 8 – Stock Pool

VIEWING

Strictly by arrangement with sole agents.

Guide Price: £400,000

*If the purchaser(s) of the house and barn wish to retain the clay shooting school, the land may be rented by negotiation.

AGENT'S NOTICE

Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.

PROPERTY MISREPRESENTATION ACT 1993

Plans, Schedules and Details

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offers.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in the particulars are included in the sale price. All other fixtures and fittings are by negotiation with the vendors.

Measurements

All measurements are given for guidance only. Their accuracy should be checked by all prospective purchasers.

CHARTERED



SURVEYORS



CHARTERED



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