



**FOR SALE**

Offers in the Region of £495,000

## Conningswick Barns Greenway, Rock, Kidderminster, DY14 9SG

A rare opportunity to purchase two traditional, detached red brick barns with an application pending for three separate residential dwellings to include ONE DETACHED BARN offering 3 bedrooms & 3 bathrooms and an attached garage. The additional barn to be converted into TWO SEMI-DETACHED DWELLINGS each of which would offer, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors.

Available to Purchase with Conningswick Farm House or as a Stand Alone Development

Further details can be found on the Wychavon District Council website, [plan.wychavon.gov.uk](http://plan.wychavon.gov.uk) searching Planning Ref: 24/0013/PNR



Mileage (all distances approximate)

Bewdley 6 miles Cleobury 7 miles Tenbury 7 miles  
 Kidderminster 10 miles Worcester 16 miles  
 Birmingham 27 miles

- **Self-Build/Development Opportunity**
- **2 Traditional Red Brick Barns**
- **Proposed 1 x 3 Bed Detached with 3 Bathrooms**
- **Proposed 2 x 2 Bed Semi-Detached with 2 Bathrooms**
- **Private Gardens Areas & Parking**
- **Attractive Rural Location & Views**
- **Planning Granted - Planning Ref: 24/0013/PNR**

#### DIRECTIONS

Proceed from Kidderminster in an Easterly direction and take the Bewdley Bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill and continue towards Clows Top. Before Clows Top, turn left onto Rectory Lane and then turn left onto Porchbrook Road, continuing onto The Greenway where Conningswick Barns will be found on the left-hand side as indicated by the agents For Sale board.

#### LOCATION

These attractive red brick barns are wonderfully positioned in this popular rural setting bordering beautiful rolling countryside on the edge of Rock village, a delightful rural community in the midst of fine Worcestershire countryside and an ideal spot for those seeking a peaceful rural lifestyle which is not too remote. For lovers of the outdoors there is much to enjoy right on the doorstep, including the Wyre Forest nature reserve; a diverse woodland oasis which covers around 6,000 acres, with various access points including from nearby Callow Hill. There are many trails for walking, cycling and horse riding throughout the reserve leading down to the River Severn and Bewdley. The historic riverside town of Bewdley is approximately 6 miles away and has much to offer including a diverse range of interesting shops and boutiques, friendly pubs and waterfront restaurants, and is home to the celebrated Severn Valley steam railway which provides scenic trips along the valley to Arley and Bridgnorth.

#### FULL DETAILS

A rare opportunity to purchase two traditional, detached red brick barns with planning permission for three separate residential dwellings to include ONE DETACHED BARN offering 3 bedrooms & 3 bathrooms and an attached garage. The additional barn is to be converted into TWO SEMI-DETACHED DWELLINGS each of which would offer, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors.

The properties would sit on the site of the former Conningswick Farm in this popular rural location, neighbouring Conningswick Farm House and will provide for private garden areas and parking and so offering a fabulous opportunity for somebody to create three beautiful contemporary country homes within these attractive and traditional red brick barns.

Further details can be found on the Wychavon District Council website, [plan.wychavon.gov.uk](http://plan.wychavon.gov.uk) searching Planning Ref: 24/0013/PNR

#### PLANNING PERMISSION

Planning has been granted for the conversion of two barns to create three separate residential dwellings to include one detached barn offering 3 bedrooms & 3 bathrooms and a separate barn to be converted into two semi-detached dwellings of which each would benefit from, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors.

#### SERVICES

Mains water & electricity are understood to be connected to the site. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

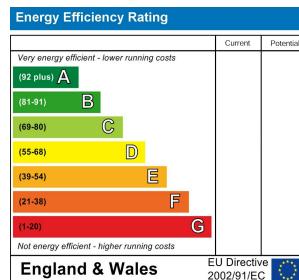
Freehold with Vacant Possession upon Completion.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01562 820880

#### Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
 Email: [reception@hallsgr.com](mailto:reception@hallsgr.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.