



**Taylors**



# The Bungalow, Hartle Lane, Belbroughton DY9 9UL

Guide Price £650,000

3 1 1





Located on the fringes of this desirable village, this BUILDING PLOT WITH PLANNING PERMISSION currently presents a detached bungalow, HOWEVER, now has planning approved to construct a CONTEMPORARY STYLE detached home in its place. The proposed new build would sit in an OVERSIZED GARDEN behind a newly widened bridge, with gates, and would have accommodation planned over two floors. Undoubtedly a great opportunity to build an impressive home in a great location.

AGENTS NOTE: We respectfully ask interested parties to liaise with us to arrange a viewing.

For more detailed information visit: <https://www.bromsgrove.gov.uk/residents/planning-building-control/view-and-comment-on-planning-applications/> Search 24/00262/FUL for details of the removal of existing dwelling and approved plans for the new build. The new bridge application is 24/00505/FUL (again, approval has been granted).

Tenure: Freehold. Construction: The existing property is of standard construction. Please note the Decision Notice for the details of the proposed new dwelling. Services: The existing property has mains water and electricity, and a septic tank. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band F (for the existing property). EPC Rating G (for the existing property). Predicted Energy Rating/SAP Rating for the new build C.







- LAND WITH PLANNING PERMISSION in a highly desirable location
- GREAT OPPORTUNITY FOR THOSE SEEKING TO BUILD THEIR OWN HOME
- APPROVED NEW BUILD HAS ENERGY EFFICIENCY AS A CONSIDERED PRIORITY
- PLANS APPROVED FOR A NEW CONTEMPORARY STYLE HOME
- GENEROUS PLOT ON THE FRINGES OF THE VILLAGE
- VIEWINGS ARE STRICTLY BY APPOINTMENT



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.