

Byre Barn, Hanbury, Burton-on-Trent, Staffordshire



A superior 3 bedroom executive barn conversion, newly converted to a very high specification. Available with studio/office unit and double garage providing the ideal live/work opportunity.

- 3 bedrooms
- 1 reception room
- 2 bathrooms
- Study
- Double garage

Available now (Unfurnished)
£1,200 per month

Savills Lincoln

Olympic House, Doddington Road,
Lincoln, Lincolnshire, LN6 3SE

Emma Stead evlstead@savills.com

+44 (0) 1522 508 900

savills.co.uk

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Note: The photographs contained in this document are for guidance only and are not necessarily comprehensive.

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Mileage

Burton-on-Trent: 7 miles
 Uttoxeter: 9.5 miles
 Stafford: 24 miles
 London Euston from Uttoxeter: 2 hrs 16 mins (1 change)
 London St Pancras from Burton-on-Trent: 2 hrs 16 mins (1 change) (All mileages and times are approximate)

Situation

Byre Barn is situated at Hanbury Grange Farm adjacent to Wood Lane. The property is accessed from Wood Lane via a private driveway into the enclosed courtyard where off-road parking and garaging are available. Byre Barn is one of four units within the barn complex, sitting within idyllic surroundings with open fields to the rear and mature woodland opposite. The property not only forms part of the Duchy of Lancaster's Estate but is also located within the renowned National Forest.

Description

The private barn conversion complex provides an ideal opportunity to live and work on the Duchy of Lancaster Needwood Estate. The end terrace mixed two and single storey barn conversion provides substantial high specification accommodation together with the option of having a separate studio/office on the premises. This property is ideally located for local amenities and services provided in the nearby villages of Hanbury and Draycott-in-the-Clay. The property offers a wealth of opportunities and accommodation to suit most requirements and circumstances. The property is carpeted throughout unless stated otherwise in these details.

Accommodation

GROUND FLOOR:

Utility Room with base units, sink, plumbing for washing machine, ceramic floor.

Kitchen/Diner and Sitting room, open plan, kitchen area with base and wall units, space for cooker, ceramic floor, Dining and Living area with wood burning stove.

Master Bedroom, double with built-in wardrobes and en-suite shower room/cloak room, ceramic floor.

Study (off entrance hall)

The ground floor benefits from underfloor heating.

FIRST FLOOR:

Bedroom 2, double with built-in wardrobes.

Bedroom 3, single with built-in wardrobes.

Family Bathroom with bath and shower over, WC and wash hand basin, ceramic floor.

The property benefits from oil fired central heating, underfloor heating on the ground floor and a rainwater harvesting system to supply external water and WCs.

The property is neutrally decorated internally to complement the natural colourings of exposed timber and enhance the natural light effect from numerous window openings. The property benefits from a very tasteful conversion with exposed beams and

hardwood finished windows and doors.

OUTSIDE:

Enclosed paved area to the rear of the premises with a lawned area to the front extending to an open plan shared courtyard.

Double Garage and Studio/Office - internal walls are to be placed subject to the tenant's requirements splitting the garaging and studio/office space if necessary. Garage and office space is fitted with electricity, water and phone lines.

SERVICE CHARGE:

There will be a service charge payable on a monthly basis at a cost of £40.

VAT:

Please note that any business element of the rent and service charge will be subject to VAT at the standard rate.

DEPOSIT:

A deposit of £2,200 is payable on signing the agreement and held in accordance with the Tenancy Deposit Scheme.

ADMINISTRATION CHARGE:

The tenant shall be responsible for an administration charge for obtaining references prior to preparing a tenancy agreement of £150 plus VAT. The tenant will also be responsible for paying for the tenancy agreement, the cost of which will be dependent on the terms and complexity of the agreement.

PETS:

Strictly by prior approval of the landlord, however given the open plan nature of the units it is considered that the property is not suitable for dogs.

Outgoings: Council Tax and Utility Services

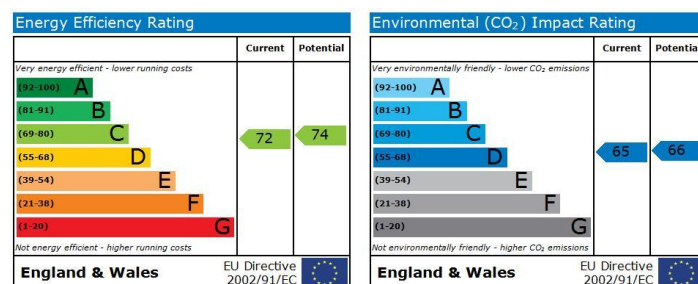
Services: Mains water, rainwater harvesting system, electricity, drainage, oil fired heating

Local Authority: East Staffordshire Borough Council

Directions

Byre Barn is located along Wood Lane adjacent to Hanbury Farmhouse.

From the A515 enter Wood Lane from the Six Roads End junction and travel approximately 800 m along Wood Lane towards Hanbury. The property is located on the right hand side and can be accessed off the private drive into the courtyard.



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Viewing: Strictly by appointment with Savills

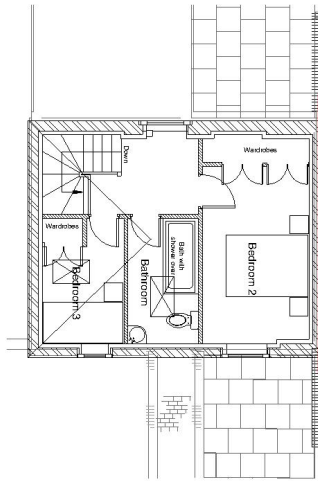
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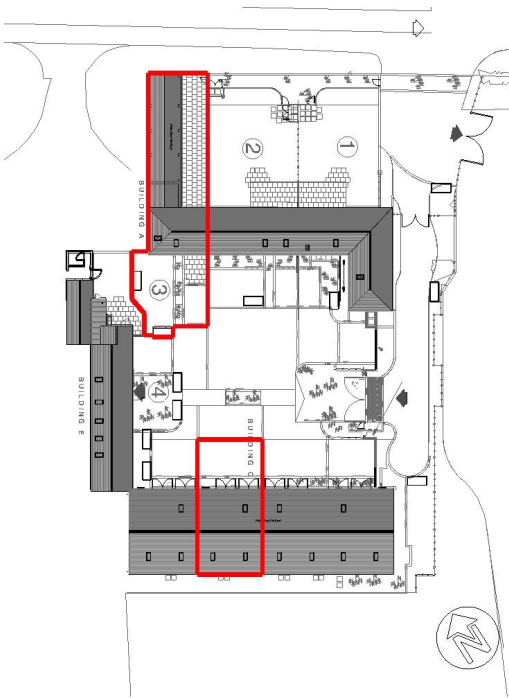
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

For more information please view our legal notice at <http://www.savills.co.uk/legal.html>

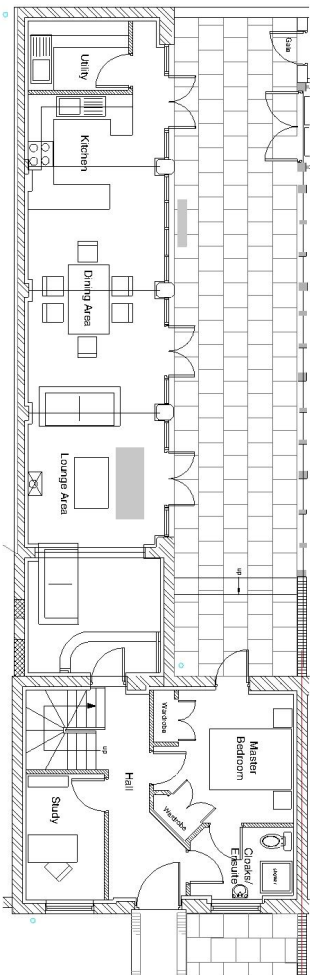
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UNIT 3 - PROPOSED FIRST FLOOR PLANS - SCALE 1:100



PROPOSED BLOCK PLAN - SCALE 1:500



UNIT 3 - PROPOSED GROUND FLOOR PLANS - SCALE 1:100



REVISIONS

NO.	REVISION	DATE
1	Issue for planning	11/01/18
2	Issue for building control	11/01/18
3	Issue for construction	11/01/18
4	Issue for completion	11/01/18

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OLYMPIC HOMES
DOCKING FOUNDATION
LIVE 5000
TRADING AS SAVILLS HOMES
EMMA STEAD ARCHITECTS
EMAIL: info@savillshomes.com
ARCHITECTURAL DESIGN
A BUILDING SOLUTIONS COMPANY

Client: Landmaster
Site: Wood Lane, Burton-on-Trent, Staffordshire, DE13 2JG
Proposed construction of existing barn
Wood Lane, Burton-on-Trent, Staffordshire, DE13 2JG
UR13 - Red Plan
Date: January 2011
Drawn by: Emma Stead
Checked by: PWT
UR01/18/282 - 28
11/01/18 - AS