





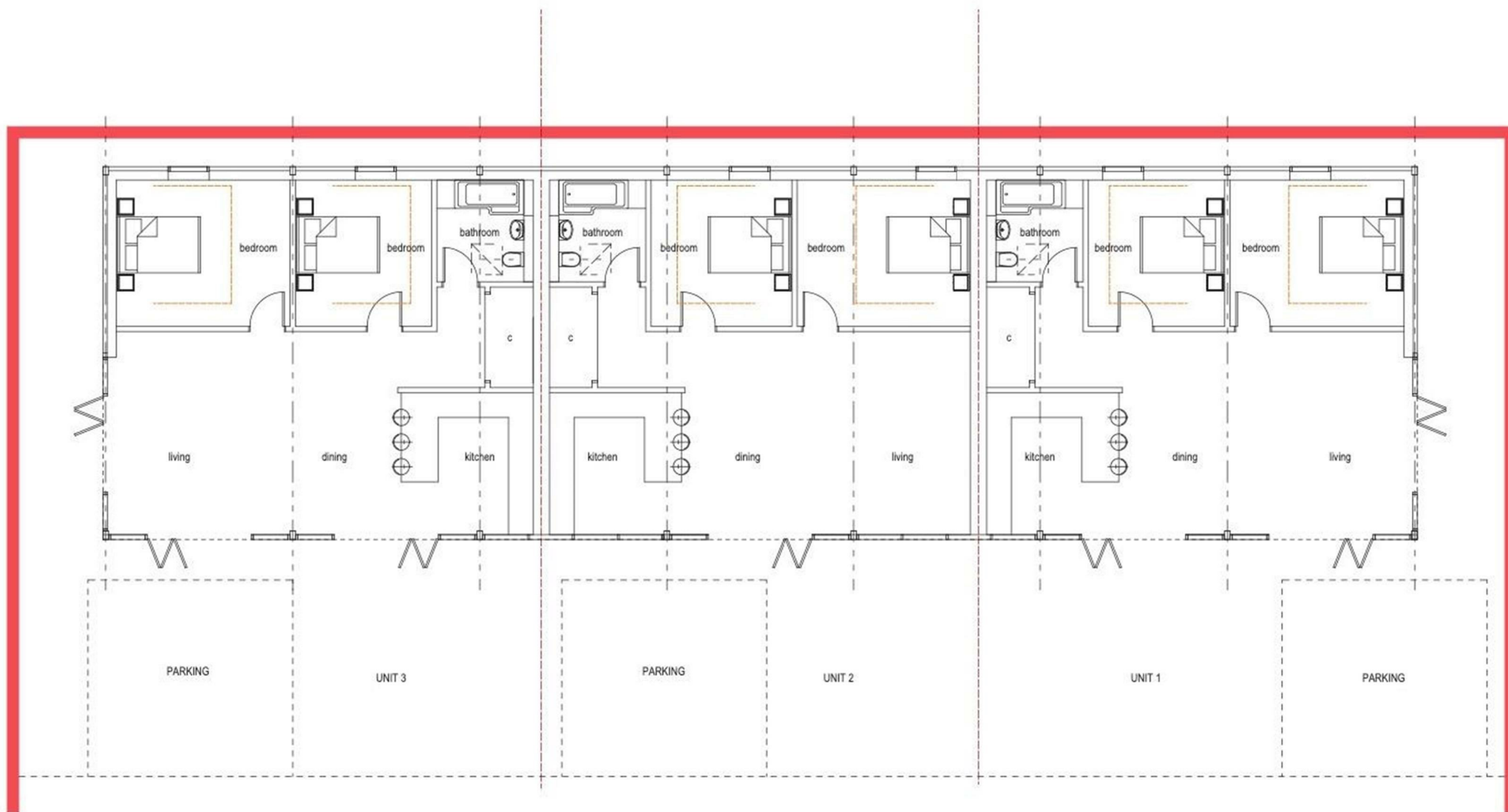
P/2024/00172
Received 16/02/2024



This is a fantastic opportunity to acquire a prime residential development site at Gilleons Hall Farm, situated in the idyllic rural outskirts of Abbots Bromley, Staffordshire. This unique offering includes planning permission for the conversion of existing agricultural buildings into a selection of x5 high-quality residential dwellings, making it an exciting prospect for developers, investors, or those looking for a countryside project with huge potential.

East Staffordshire
Application: P/2024/00172
Decision Date: 25/04/2024





GROUND FLOOR PLAN

Units 1-3

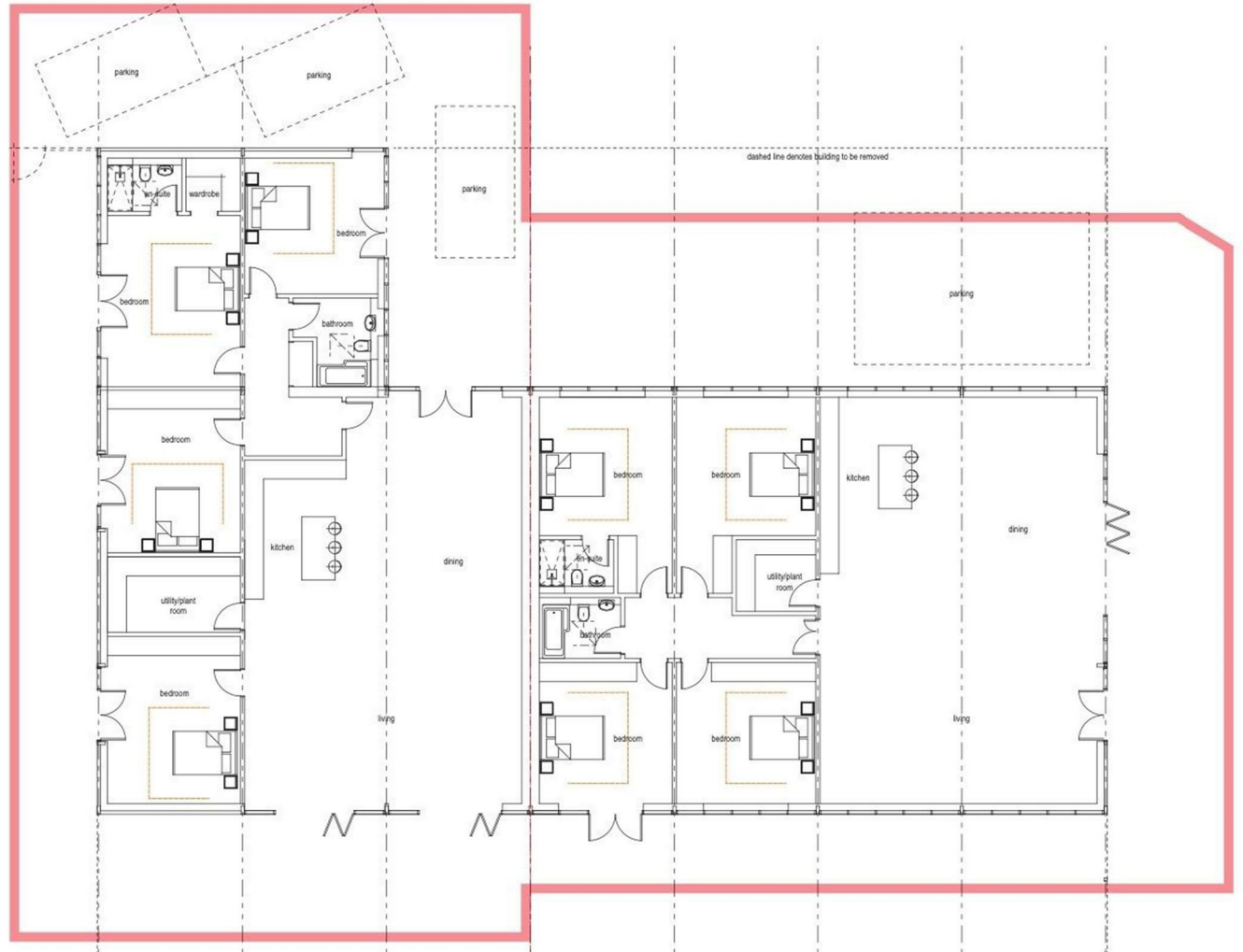
The rear units at Gilleons Hall Farm present an exciting opportunity for a purchaser to create their own stunning barn conversions, blending rural charm with modern living. Planning permission has been granted for the conversion of these three properties, designed to make the most of their idyllic countryside setting.

The current approved plans feature thoughtfully designed open-plan living spaces, with expansive kitchen, dining, and living areas, generous bedrooms, and well-appointed bathrooms, all set within the characterful framework of the original agricultural buildings. The designs retain the rustic charm of the barns while incorporating contemporary, light-filled interiors, making them ideal for modern country living.

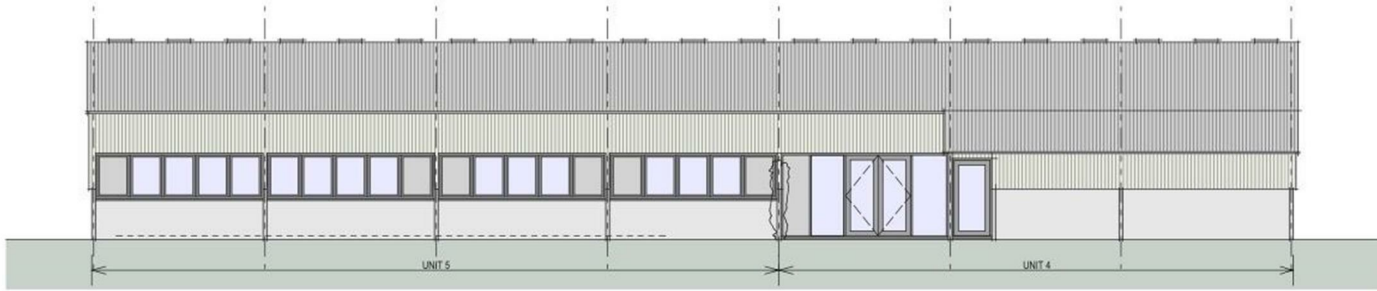
Importantly, a buyer will have the freedom to undertake the conversion themselves. While the existing plans have been carefully created to maximize space and functionality, there is also potential for a purchaser to amend the internal layouts post-completion, subject to any necessary permissions, to better suit their own requirements and lifestyle.

Units 4-5

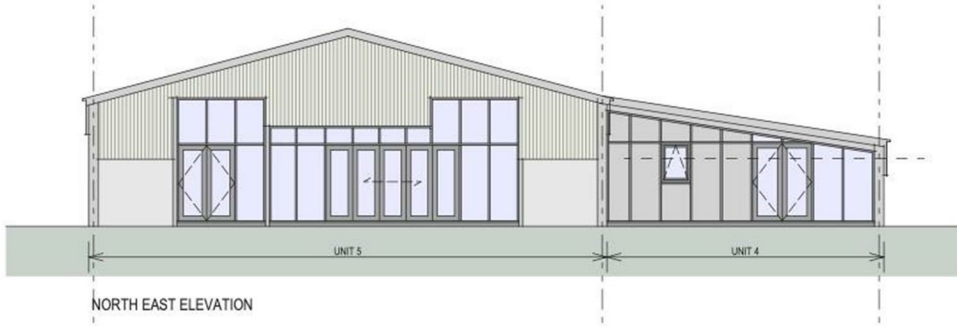
Inside, the generous floor plans are designed for modern family living. There are x2 conversions with four well-proportioned bedrooms, ideal for both growing families and guest accommodation. The master suite benefits from an en-suite bathroom, while additional bathrooms provide both privacy and convenience. The open-plan kitchen, dining, and



living areas create a spacious and welcoming atmosphere, perfect for entertaining or relaxing. A dedicated utility and plant room adds practical functionality, while ample parking ensures space for multiple vehicles.



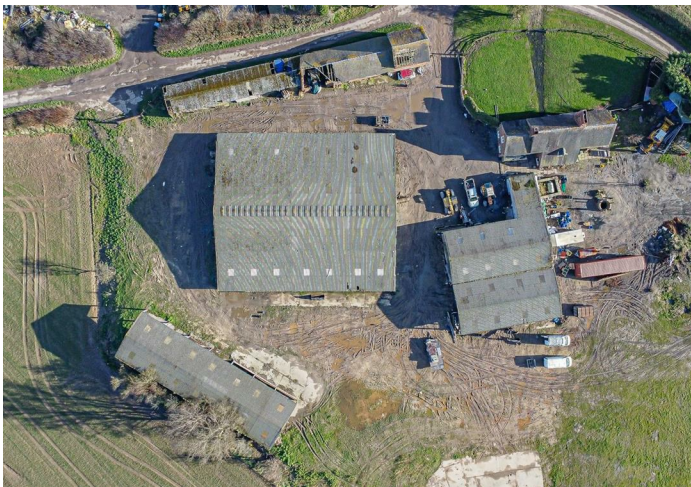
NORTH WEST ELEVATION



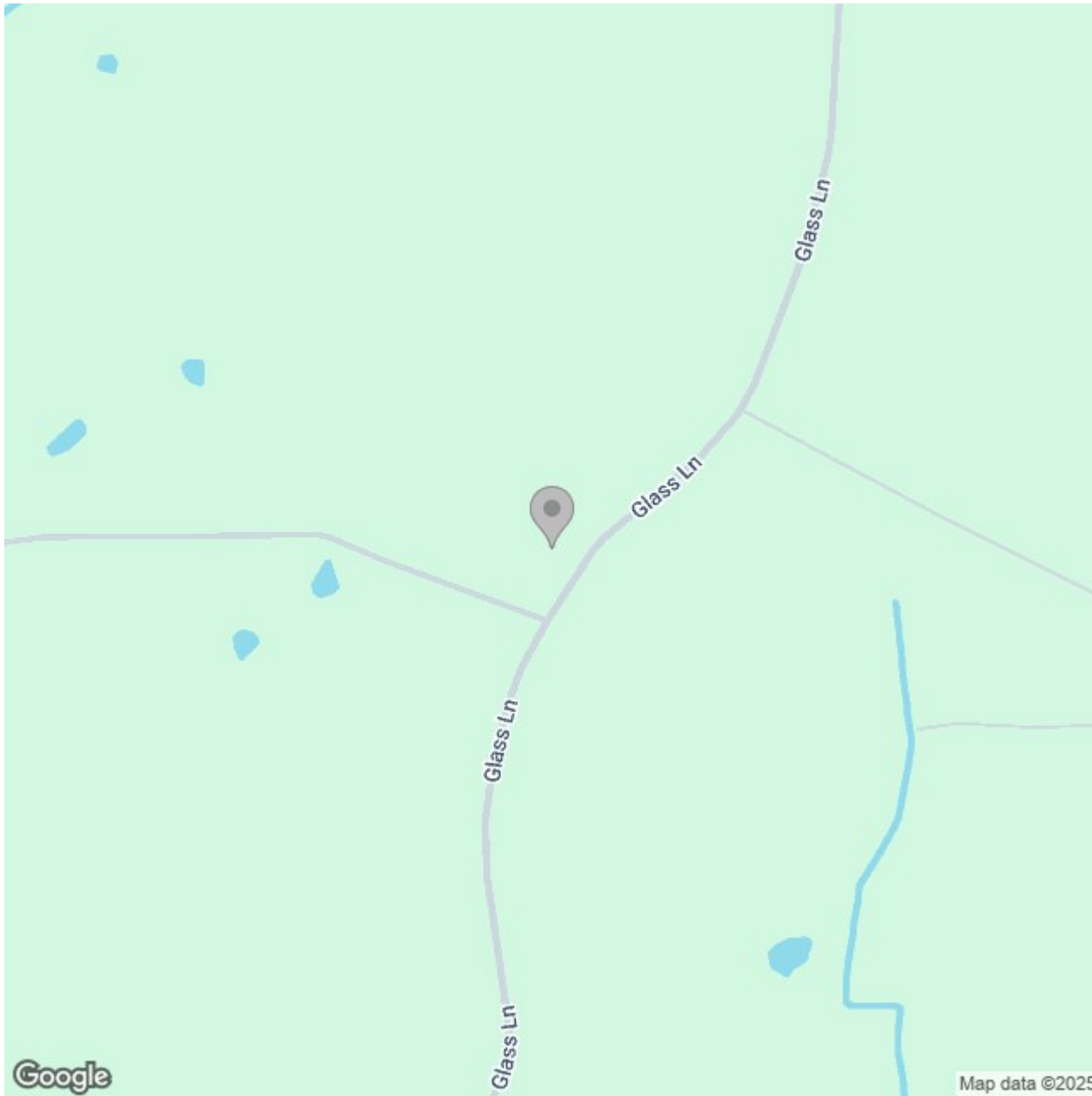
NORTH EAST ELEVATION




SOUTH WEST ELEVATION







Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |