



Bicton House Barns

Shrewsbury, Shropshire

Carter Jonas

Bicton House Shrewsbury SY3 8EQ

Idyllic Rural Setting

A fantastic development opportunity for the conversion of two traditional barns to provide generous three and four bed dwellings.

Property

The property consists of the following:

Permitted Barn Conversions:

Barn 1: Barn 1 extends to circa 180 sqm over two floors. The proposed plans on the ground floor include three bedrooms, one ensuite and one bathroom. On the first floor there is a generous open plan kitchen with dining area, a sitting room and a galleried landing.

Unit 2: Barn 2 extends to circa 260 sqm over two floors. The ground floor includes four bedrooms, one ensuite and one bathroom. The first floor includes a large kitchen, dining room, galleried landing and a sitting room.

Both barns benefit from a generous private garden, shared courtyard and a garage.

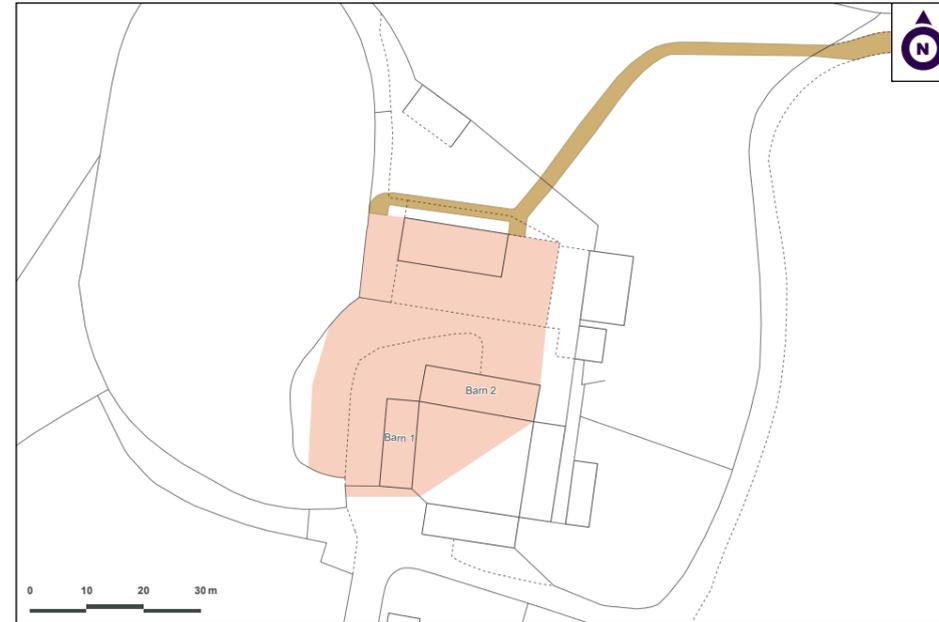
The Barns retain a wealth of traditional features including exposed rafters and beams.

Location

The property is located off a private drive within open countryside on the outskirts of the popular village of Bicton.

Amenities

The village of Bicton lies approximately 3 miles west of the market town of Shrewsbury. Bicton benefits from a Primary School, Public House, Church, Bus Service, Shop and Fuel Station. The market town of Shrewsbury offers a wide range of shopping facilities, public houses, primary, secondary and private schools.



Floor Plan

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Barn 1:
1,938 SQ FT / 180 SQ M

Barn 2:
2,799 SQ FT / 260 SQ M

Total:
4,737 SQ FT / 440 SQ M



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Method of sale

The property is offered for sale by Private Treaty.

Tenure & Possession

Freehold and vacant upon possession.

Planning

Bicton House Barns are Grade II Listed. Planning and listed building consent was granted under reference 21/01345/FUL and 21/01346/LBC for the conversion of the traditional barns into three residential units with detached garages. This sale is limited to Barn 1 and 2.

The permitted plans can be viewed on the Shropshire Council Planning Portal.

Drainage

New treatment plant to be installed as part of the planning and listed building consent.

Services

Mains water and electricity.

Wayleaves, Easements & Rights of Way

A right of way will be granted over Bicton House Drive. A new track will require construction over retained land between the existing drive and the barns. A right of way will subsequently be granted over this land.

Health & Safety

Viewings to be undertaken at your own risk with no liability to Carter Jonas or the seller.

Local Authorities

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Viewings

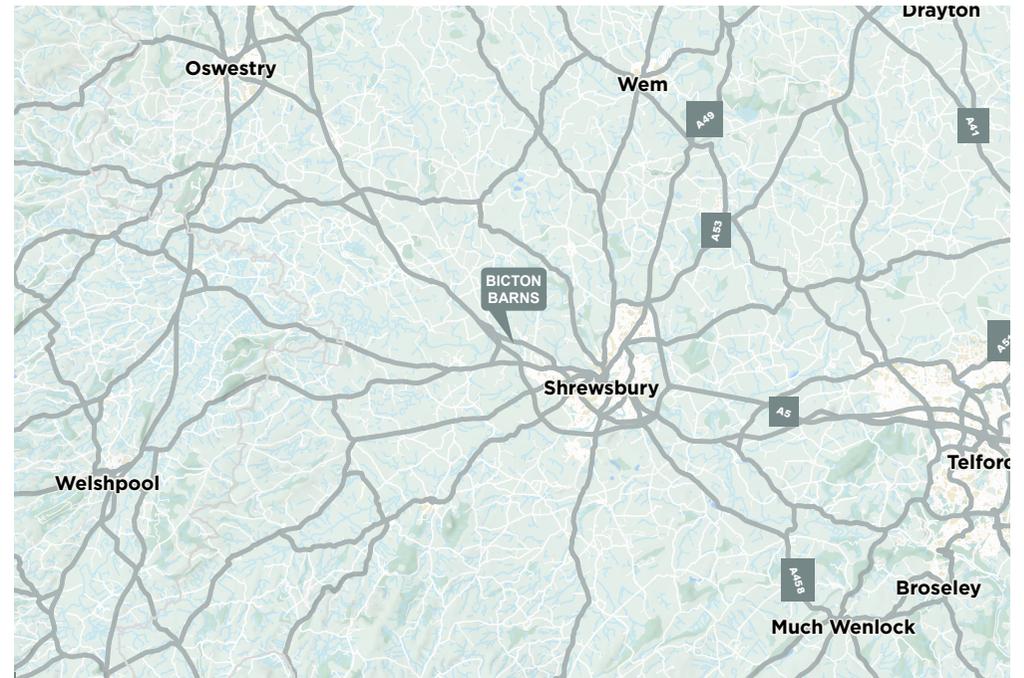
Viewing strictly by appointment with the selling agent.

Directions

Travelling west along the B4380, pass Bicton Lane on your right. On your left you will see the driveway to Bicton House marked with a For Sale Sign.



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Shrewsbury

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Important Information

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