

An aerial photograph of a property. A large, dark-roofed barn is the central feature, outlined in red. To its left is a house with a white facade and a dark roof. The property is surrounded by green lawns and trees. A road curves around the right side of the property. A red banner is at the top left, and another red banner with text is at the bottom right.

**AP MORGAN**

**Green Lane, Callow Hill, Redditch**  
Guide Price £275,000

**Features:**

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Detached barn fit for development
- Planning in Principle approval (REF. 25/00527/PiP.)
- Great opportunity
- Plenty of potential
- Fantastic semi-rural location

**Description:**

Auction: Guide Price of £275,000

This Property is Being sold by AP Morgan Modern Method Auction.

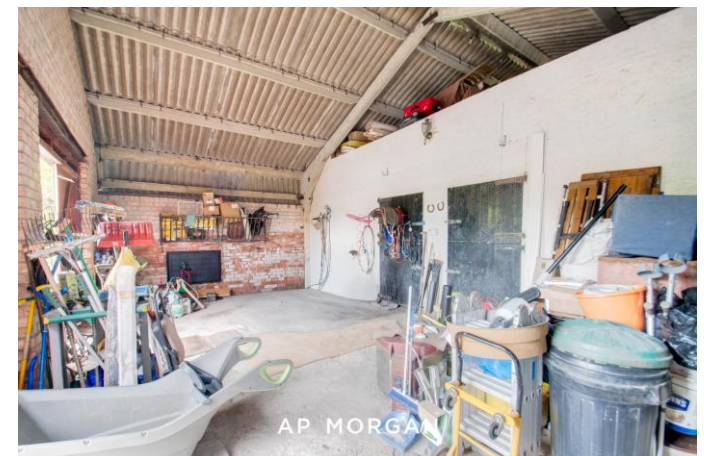
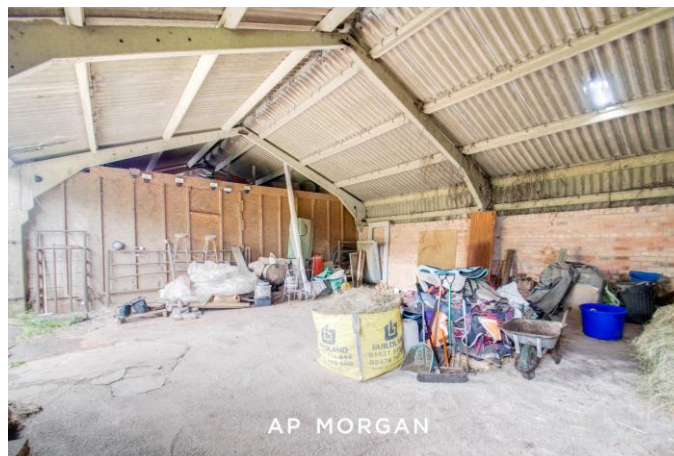
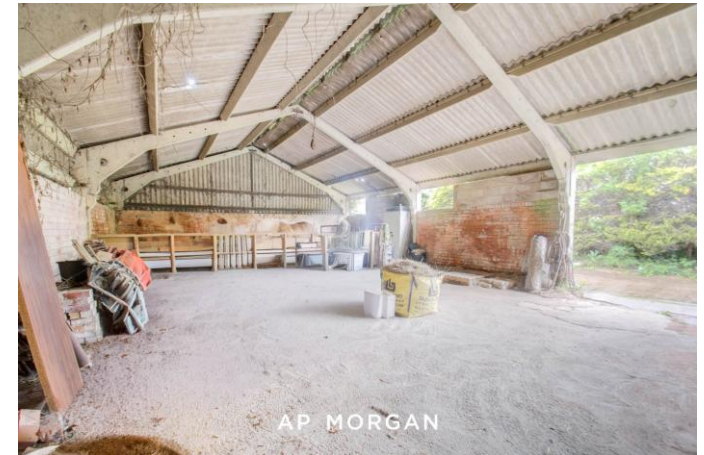
Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Introducing to you this great opportunity: a spacious detached barn fit for residential development with Planning in Principle approval (REF. 25/00527/PiP.), situated in Callow Hill, Redditch.

The large barn space is bordered by hedges to the left with the front of the barn offering a spacious, versatile lawn space.



Please note the property currently has no mains water, electricity, or sewage connected. However, there is potential for a septic tank system to be installed, subject to the relevant consents and approvals. The building offers buyers the chance to create a bespoke residential property in a desirable semi-rural location.

Located in Callow Hill, Redditch, with in the Parish of Feckenham, this property is in a tucked away location whilst still being roughly 4.6 miles from Redditch Town Centre offering a great assortment of shops, restaurants and amenities as well as Morton Stanley Park and Redditch Golf Club a stones throw away. It is also local to well-regarded schooling of all ages and great transport links with the train and bus stations in Redditch Town Centre and road links to M5 and M42 motorways.

**Details:**

**Barn** 28'8" x 44'9" (8.74m x 13.64m)

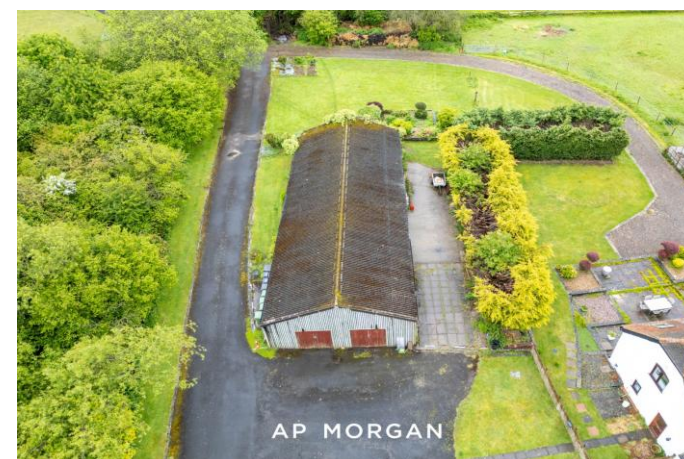
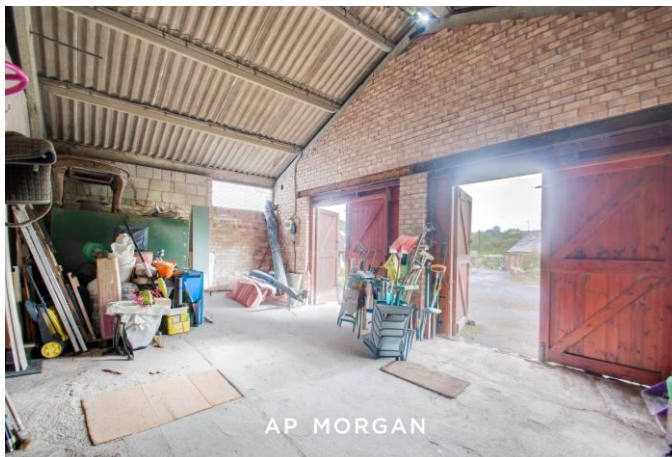
**Workshop 1** 14'4" x 14'9" (4.37m x 4.5m)

**Workshop 2** 14'4" x 14'9" (4.37m x 4.5m)

**Front Bay** 28'8" x 14'9" (8.74m x 4.5m)

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 199.3 sq. metres (2145.3 sq. feet)

Total area: approx. 199.3 sq. metres (2145.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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