

# Streetway House



Brewood  
Staffordshire

# Streetway House

Watling Street, Brewwood  
Staffordshire, ST19 9LN

Approximate distances

- Brewwood – 1.5 miles
- Stafford – 10 miles
- Telford – 12 miles
- Wolverhampton – 9 miles
- M6 junction 12 – 2.5 miles



## an attractive smallholding with established business

**3 reception rooms • 4 bedrooms • 2 bathrooms • brick and tile outbuilding • range of modern farm buildings extensive lawned gardens • approx. 2.15 acre paddock well established "5-van" Caravan Club certified location planning permission for caravan storage • in all 3.36 acres with a further 5.16 acres available by separate negotiation**

## situation

Conveniently situated on the south side of Watling Street at Stretton, a short distance from the village of Brewwood, Streetway House provides an opportunity for rural living with excellent commuter links to cities such as Wolverhampton, Birmingham and Manchester.

## description

Built in the 1830s, Streetway House, is an attractive and spacious former merchant's house extending to approximately 2347 sq. ft. The property has retained many

original features and offers flexible family living accommodation.

## outside

Adjacent to the main house is a range of single storey brick buildings which are currently used as a workshop and for general storage. The building would however be ideal for conversion to ancillary uses such as home office, leisure facilities or ancillary accommodation (subject to planning permission).

To the south of the house lies extensive and mature gardens with attractive shrub borders and a variety of soft fruit plants.

## farm buildings

1. Timber cattle building - 10.7m x 6.7m (35'0" x 21'11")
2. Timber cattle building - 9.2m x 5.5m (30'4" x 18'1")
3. Pole Barn - 8.3m x 5.2m (27'4" x 16'11")
4. Pole Barn - 8.8m x 5.3m (29'0" x 17'5")
- 5 – Former loose box – Now used as a tourist information centre for caravan site



Planning permission ref: 02/00214/COU was granted in 2002 for the storage of up to five touring caravans in buildings 3 & 4.

## the land

To the south and east of the house lies a paddock extending to approximately 2.15 ac (0.89 ha). Prospective purchasers should note that a further 5.16 ac (2.09 ha) adjoining the property may be purchased by separate negotiation.

## caravan site

A lawned site provides pitches for the permitted 5 vans and has mains water and 16 Amp electric hook-ups. The Vendors have operated a "5 van" Caravan Club 'Certified Location' for touring caravans and motor homes for the past 20 years. The site has a good reputation and forward bookings for several months ahead.

N.B. Any purchaser wishing to continue the site would have to apply to the Caravan Club for their own licence.

## services

Mains water, electricity, gas and drainage. Three phase electricity is provided to the buildings. None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

## tenure

The property is to be sold freehold with vacant possession on completion. The land is currently let on a Farm Business Tenancy which is to be surrendered on 31st October 2010.

## entry level stewardship scheme

The pasture land is included in the tenants Entry Level Stewardship Scheme which terminates in March 2011. Further details can be made available.

## public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

## local authority

South Staffordshire Council Telephone: 01902 696000

## directions

From M6 Junction 12 take the westbound A5 towards Gailey. After approximately 1 mile take the second exit at Gailey roundabout. After approximately 1.5 miles the property is located on the left hand side identified by the Joint Agents For Sale board and is accessed off Horsebrook Lane.

## viewings

By strict appointment through the joint agents  
Fisher German LLP – tel no. 01785 220044,  
Stafford@fishergerman.co.uk

Or

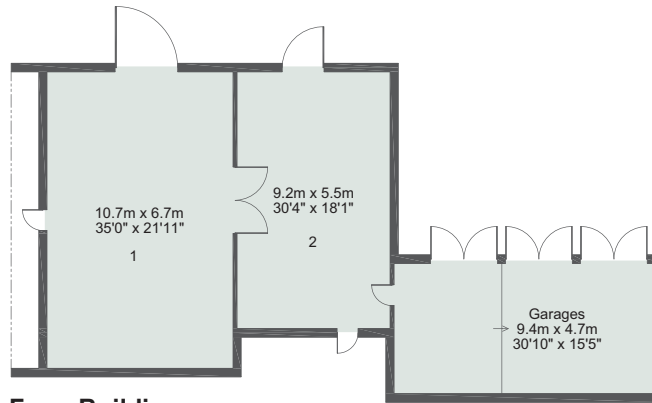
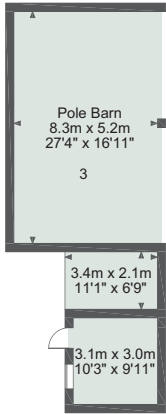
South & Stubbs – tel no. 01785 716600,  
admin@southandstubbs.co.uk



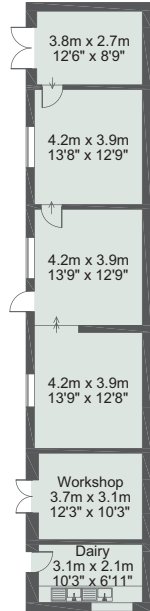
**Approximate Gross Internal Area**  
**Main House = 2347 Sq Ft/218 Sq M**  
**Garage = 200 Sq Ft/19 Sq M**  
**Outbuilding = 983 Sq Ft/91 Sq M**  
**External Rooms = 186 Sq Ft/17 Sq M**  
**Farm Building = 1809 Sq Ft/168 Sq M**  
**Pole Barns = 939 Sq Ft/87 Sq M**  
**Total = 6464 Sq Ft/600 Sq M**  
 Quoted Area Excludes 'External W.C.'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (45-54)			
F (31-44)			
G (1-30)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

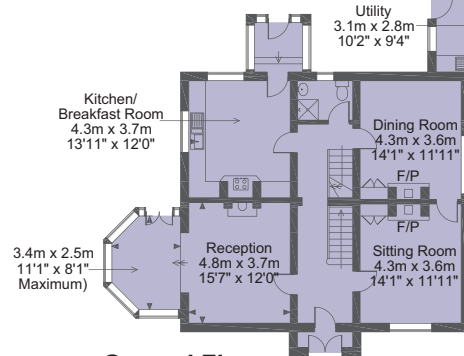
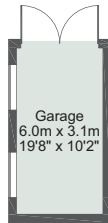
Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A (50-100)			
B (40-49)			
C (30-39)			
D (20-29)			
E (10-19)			
F (0-9)			
G (-10 to -19)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



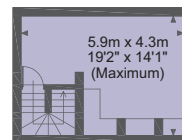
**Farm Building**



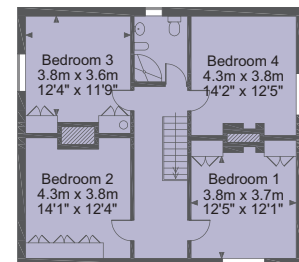
**Outbuilding**



**Ground Floor**



**Cellar**



**First Floor**



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