



Bicton House Barns

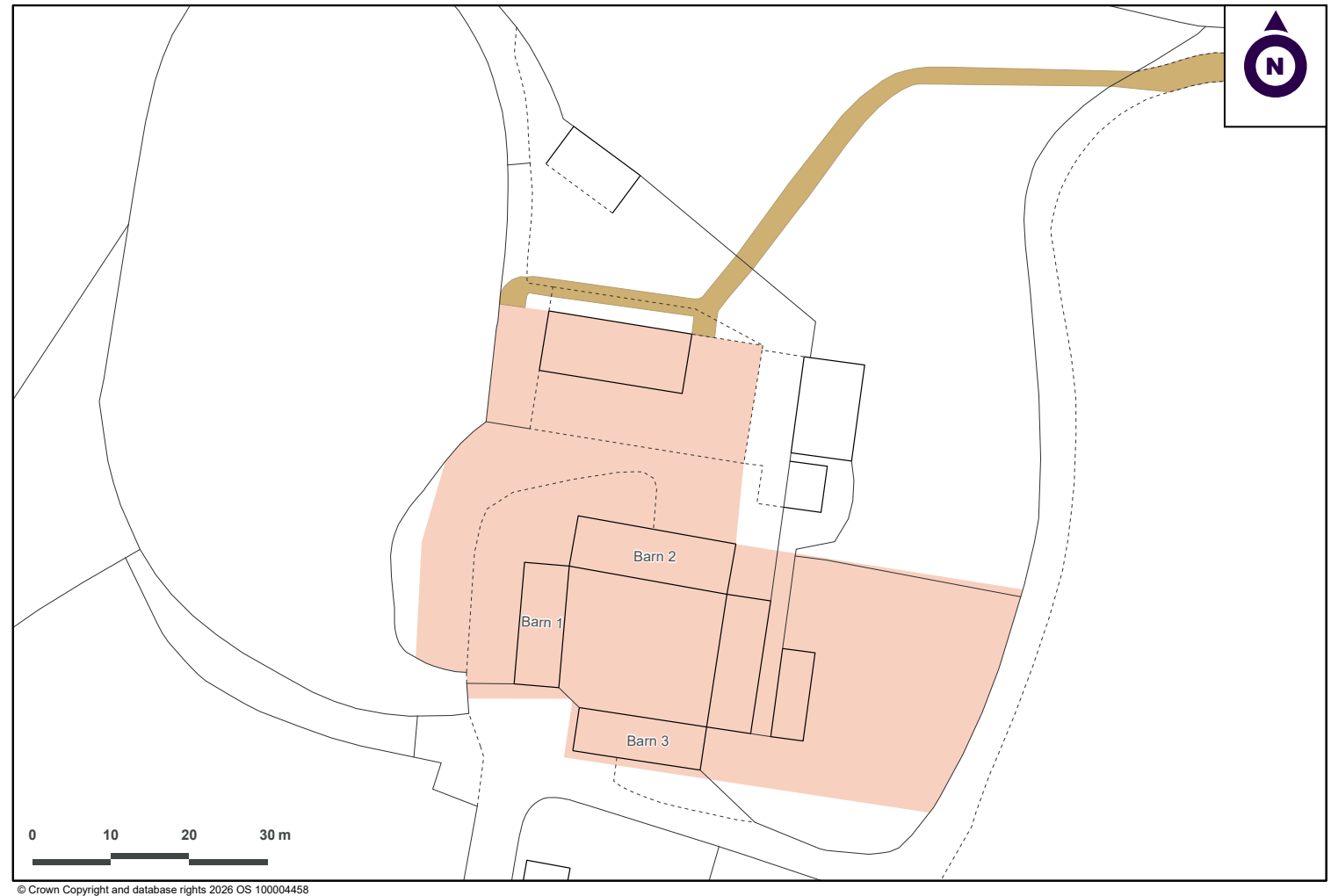
Shrewsbury, Shropshire

Carter Jonas

# Bicton House Shrewsbury SY3 8EQ

## Idyllic Rural Setting

Fantastic development opportunity to convert a range of traditional barns with planning and listed building consent for conversion into three generous three- and four-bedroom dwellings.



## Location

The property is approached via a private drive and occupies an attractive position within open countryside on the outskirts of the popular village of Bicton, near Shrewsbury.

## Amenities

Bicton lies approximately three miles west of the market town of Shrewsbury. The village benefits from a primary school, public house, church, bus service, shop and fuel station.

Shrewsbury offers an extensive range of shopping and leisure facilities, public houses and restaurants, together with a selection of primary, secondary and independent schools.



## Property

The property comprises three traditional barns with consent for conversion as follows:

### Barn 1

Barn 1 extends to approximately 180 sq m over two floors. The proposed ground-floor accommodation comprises three bedrooms, including one with an en suite, together with a family bathroom. The first floor provides a generous open-plan kitchen and dining area, a separate sitting room and a galleried landing.

### Barn 2

Barn 2 extends to approximately 260 sq m over two floors. The proposed ground-floor accommodation comprises four bedrooms, including one with an en suite, together with a family bathroom. The first floor provides a large kitchen, dining room, sitting room and galleried landing.

### Barn 3

Barn 3 extends to approximately 220 sq m on a single level. The proposed accommodation comprises four bedrooms, including one with an en suite, together with a family bathroom, kitchen, utility room and sitting/dining room.

Each barn benefits from a generous private garden and private garaging, together with access to a shared courtyard.

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



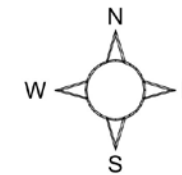
# Floor Plan

**Bicton House Barns**  
**Shrewsbury**  
**SY3 8EQ**

**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, with vacant possession available on completion.

## Planning

Bicton House Barns are Grade II listed. Planning permission and listed building consent were granted and have been implemented under references 21/01345/FUL and 21/01346/LBC for the conversion of the traditional barns into three residential dwellings with garages.

The approved plans and associated planning documents can be viewed on the Shropshire Council Planning Portal.

## Use

The barns are to be used and developed for residential purposes only. Commercial and other uses will not be permitted, and the relevant restrictions will be included within the legal documentation.

## Drainage

A new private treatment plant is to be installed in accordance with the planning permission and listed building consent.

## Services

Mains water and electricity are available.

Prospective purchasers should make their own enquiries regarding the availability, capacity and suitability of all services.

## Wayleaves, Easements & Rights of Way

A right of way will be granted over Bicton

House Drive. A new access track will need to be constructed across land retained by the seller, between the existing drive and the barns. The purchaser will be granted the necessary rights of access over this land.

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private.

## Health & Safety

The property comprises an undeveloped site and appropriate care must be taken during inspections. Viewings are undertaken at the viewer's own risk. Neither the seller nor Carter Jonas accepts responsibility for any loss, damage or injury arising during a viewing, except where liability cannot lawfully be excluded.

## Local Authorities

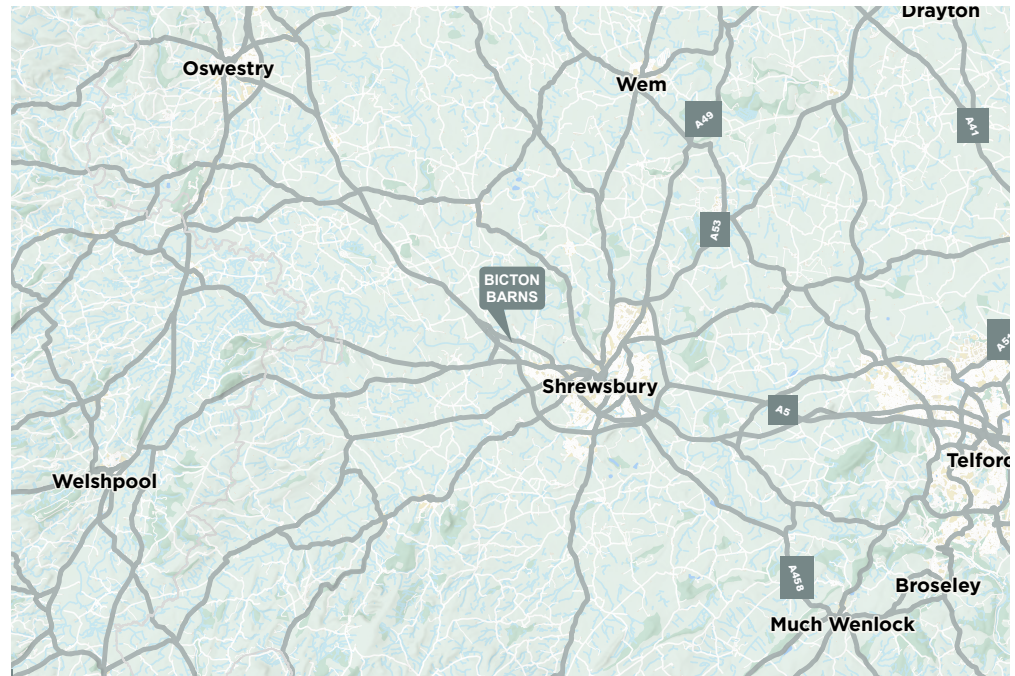
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

## Viewings

Viewings are strictly by prior appointment with the selling agent.

## Directions

From Shrewsbury, travel west along the B4380. Continue past Bicton Lane on the right, after which the entrance to Bicton House will be found on the left, identified by a Carter Jonas "For Sale" board.



## Shrewsbury

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