

MINEHEAD, BYND LANE  
BILLINGSLEY, BRIDGNORTH, SHROPSHIRE, WV16 6PQ



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## SITUATION

The property is located in Billingsley, a quiet rural village, offering far reaching views over the Shropshire countryside.

The nearby village of Stottesdon offers facilities such as a primary school, doctors surgery, church, public house and village shop.

The market town of Bridgnorth, located approximately 7 ½ miles from the property, provides a range of amenities including public houses, high street shops and supermarkets.

## HISTORY

The property provides a unique opportunity to own a piece of history. The site was historically utilised for coal mining with the Billingsley mines worked intermittently for over 100 years.

We understand the site was developed in the 1870s and reached "Sweet coal" at 160 yards depth by Christmas 1872 (Sweet coal is low sulphur coal). A series of financial problems affected the mine until it was eventually purchased and run by Alfred Gibbs in 1882. The mine was operated successfully on a small scale by the Severn Valley Colliery Company until 1910.

The new company undertook a major transformation of the mine, including a complete reconstruction of the surface buildings and alteration of the layout- adding a fan-house, lamp room, an electrical powerhouse, carpenters and fitters shops – some of the very buildings standing on site today.

Billingsley was taken over in 1915 by the Highley Mining Company but the mine finally closed in 1921.





## DESCRIPTION

A unique development opportunity extending in all to 8.5 acres (3.44 ha). The site is available to purchase as a whole or as Minehead Land and Buildings. **Please note, at this point in time, Minehead Bungalow is not offered for sale as a separate stand-alone lot.**

## MINEHEAD LAND & BUILDINGS

Planning Permission has been granted to convert four of the red brick former colliery buildings into four detached residential units.

The buildings benefit from an array of character features and enjoy pleasant rural positioning, set back from the council highway, surrounded by pasture land and wooded areas. Plans provide for a new sweeping driveway to the site and each of the dwellings will enjoy their own private gardens.

There are two further buildings on site that offer potential for conversion (subject to the necessary consents) to form further units or ancillary accommodation.

The site extends in all to approximately 7.13 acres (2.88 ha).

## PLANNING PERMISSION

The former Manager's and Surveyor's Office benefits from planning consent for conversion to a four bedroom detached family home, with a spacious open plan kitchen dining area and a separate living room and an useful study/home office (19/03979/FUL).

The three former colliery buildings benefit from planning consent for

conversion to three detached homes, one being five bedroom, one a three bedroom and the other a two bedroom dwelling (19/03981/FUL). The properties will also benefit from additional storage and covered car parking within the ancillary timber and steel frame building.

## MINEHEAD BUNGALOW

The detached brick and tile bungalow, known as Minehead, is also available to the purchaser of the site.

The front entrance hall leads to a spacious bright dual aspect sitting room, with a door leading to the dining area. The kitchen area and utility are accessed off the dining area and both have base and wall units. The three bedrooms and family bath are all access off the inner hall. Outside there is a useful attached workshop and outside WC.

Double metal gates lead off Bynd Lane to a tarmac driveway offering plenty of off road parking, and a front garden area with additional land to the east enjoyed by the current occupiers for keeping chickens etc.

Approximately 1.36 acres (0.55ha) of pasture land sits to the rear of the bungalow providing additional space for grazing or simply to enjoy as amenity land.

## TENURE & POSSESSION

Freehold. The land will benefit from vacant possession upon Completion. Minehead Bungalow is currently subject to an Assured Shorthold Tenancy.

## LOCAL AUTHORITY

Shropshire Council.  
The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
T: 0345 678 9000

## MINERALS, SPORTING & TIMBER RIGHTS

As far as they are owned, the sporting rights, as well as standing timber are included in the freehold sale. It is understood that the mines and minerals are not included in the freehold sale as they are not owned.



## SERVICES

Purchasers are advised to make their own enquiries with the relevant authority for connection to services.

Minehead Bungalow benefits from mains water and electricity. Foul drainage is dealt with by a septic tank.

## WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not.

## BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining ownership of the boundary fences or hedges.

## FIXTURES & FITTINGS

Only those items described in these sales particulars are included in the sale.

## SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. Any error or misstatement shall not annul the sale



nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

## VIEWINGS

The site can be viewed during daylight hours subject to prior registration with Lovatt & Nott Limited Tel: 01905 672072 Viewers will need to have a copy of the particulars present. Strictly no vehicles on the site.

**For health and safety reasons, please do not enter any of the buildings on site.**

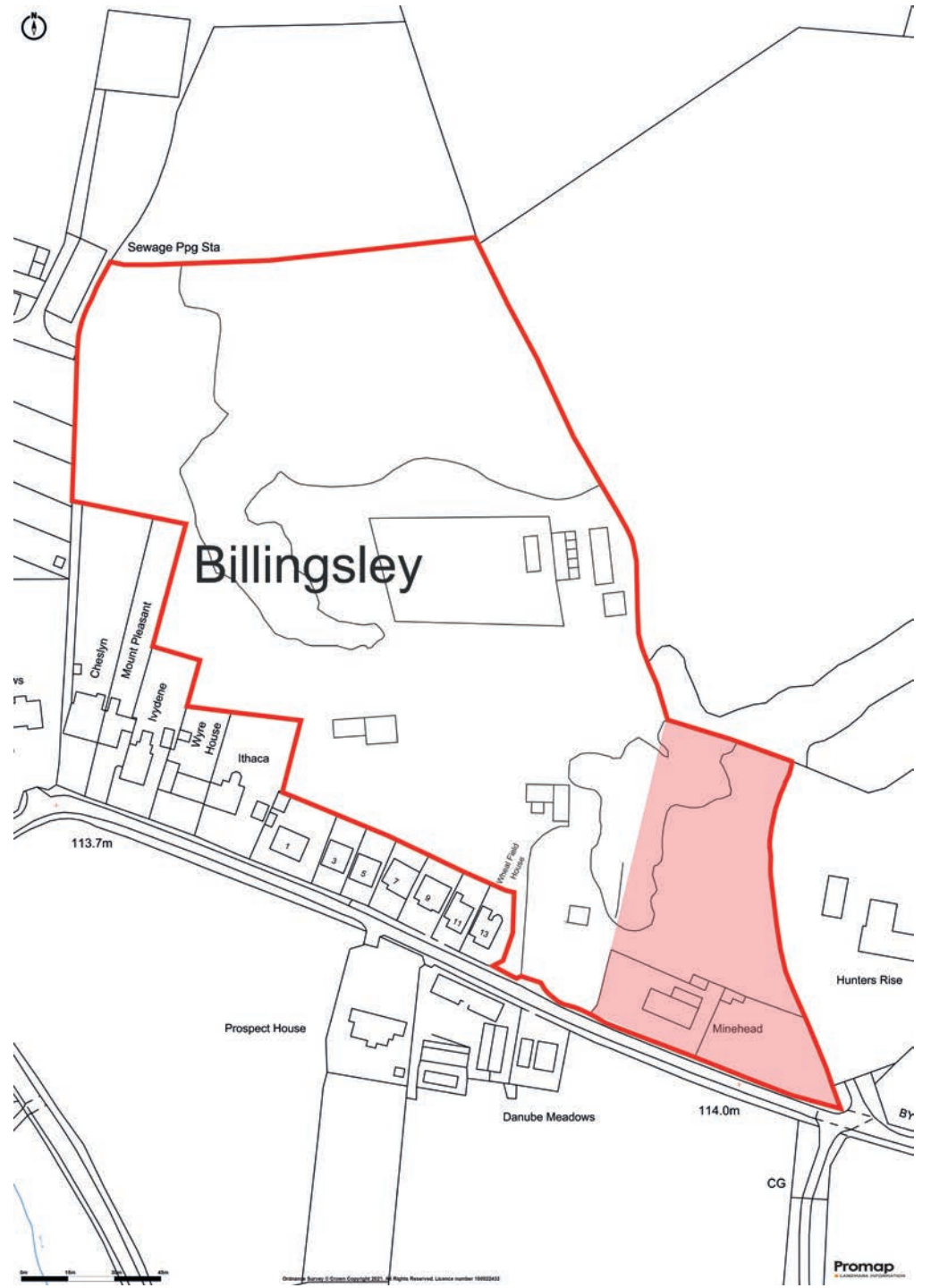
Please do not enter the bungalow/gardens without prior appointment with the agents.

## VENDORS SOLICITORS

Sarah Denney-Richards,  
Denney-King,  
Unit 22 Basepoint Business Centre,  
Crab Apple Way,  
Vale Business Park,  
Worcestershire, WR11 1GP.  
E: sarah@denneyking.co.uk



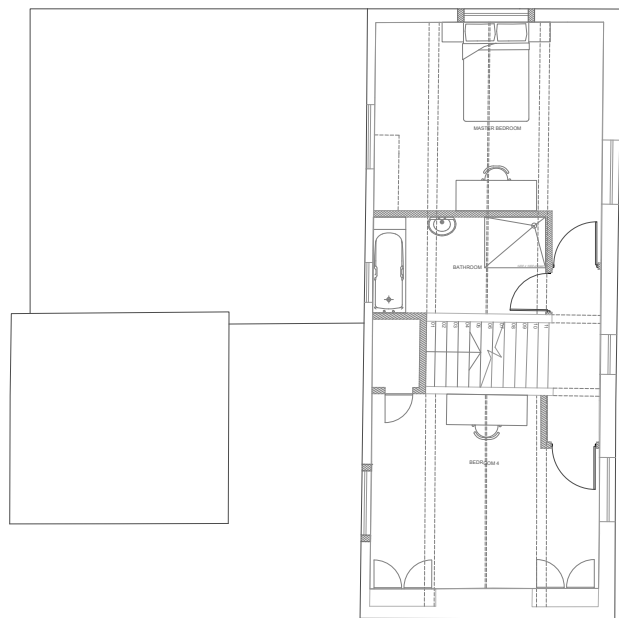




# PLANNING

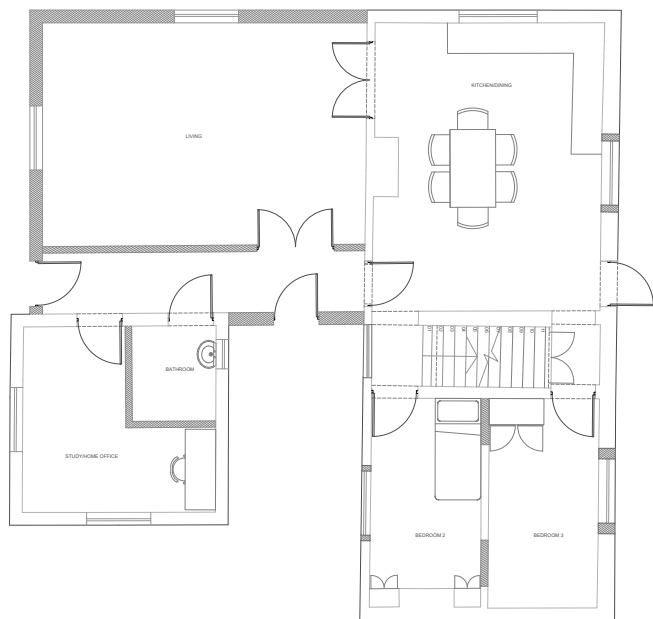
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PROPOSED FIRST FLOOR PLAN

SCALE 1:50



PROPOSED GROUND FLOOR PLAN

SCALE 1:50

UNIT 2 - PROPOSED



SCALE 1:100

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



SCALE 1:100

PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION A



PROPOSED WEST ELEVATION B

PROPOSED EXTERNAL AREA: 118.2 Sqm  
PROPOSED INTERNAL AREA:  
GROUND FLOOR - 103.8 Sqm  
FIRST FLOOR - 50.2 Sqm  
TOTAL: 154 Sqm

Rev.	Date



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Station Lane  
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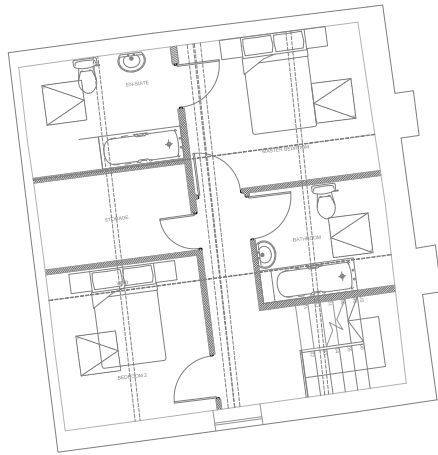
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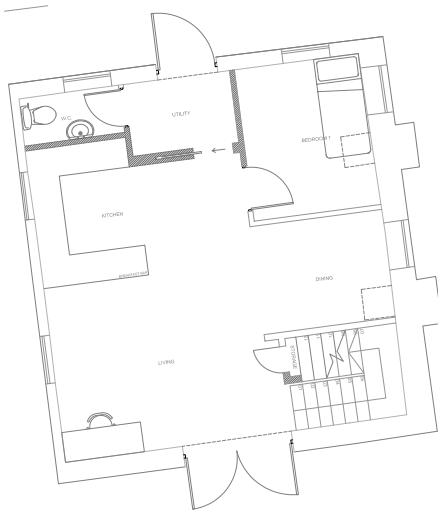
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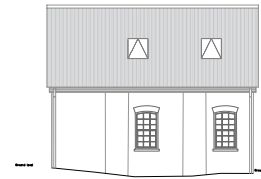
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PROPOSED GROUND FLOOR PLAN SCALE 1:50



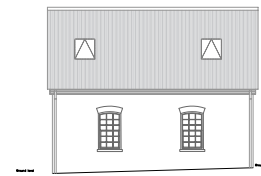
PROPOSED GROUND FLOOR PLAN SCALE 1:50  
 UNIT 4 - PROPOSED



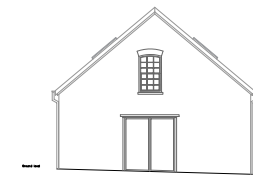
SCALE 1:100 PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



SCALE 1:100 PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED EXTERNAL AREA: 61.4 Sqm

PROPOSED INTERNAL AREA:  
 GROUND FLOOR - 50.1 Sqm  
 FIRST FLOOR - 50.1 Sqm  
 TOTAL: 100.2 Sqm

STORAGE AREA:  
 GROUND FLOOR - 4.15 Sqm  
 FIRST FLOOR - 5.25 Sqm  
 TOTAL: 9.4 Sqm

A	Drawings updated as per Planning officers	24/09
Rev:	Comment	Date



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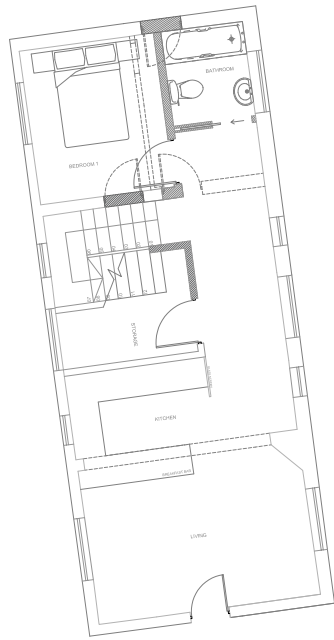


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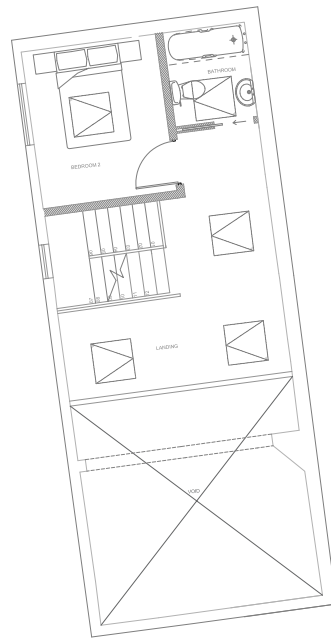
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PROPOSED GROUND FLOOR PLAN SCALE 1:50

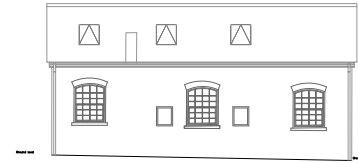


PROPOSED GROUND FLOOR PLAN

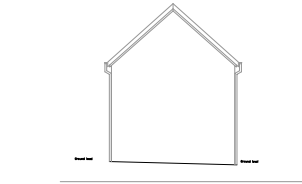
## UNIT 5 - PROPOSED

PROPOSED EXTERNAL AREA: 59.4 Sqm  
 PROPOSED INTERNAL AREA:  
 GROUND FLOOR - 51.4 Sqm  
 FIRST FLOOR - 32.12 Sqm  
 TOTAL: 83.52 Sqm

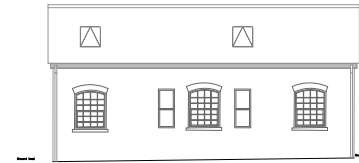
STORAGE AREA:  
 GROUND FLOOR - 5.66 Sqm  
 TOTAL: 5.66 Sqm



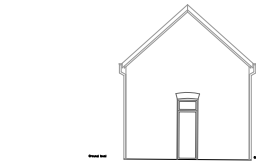
SCALE 1:100 PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



SCALE 1:100 PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

A	Drawings updated as per Planning officer's comment	24/09
Rev:		Date



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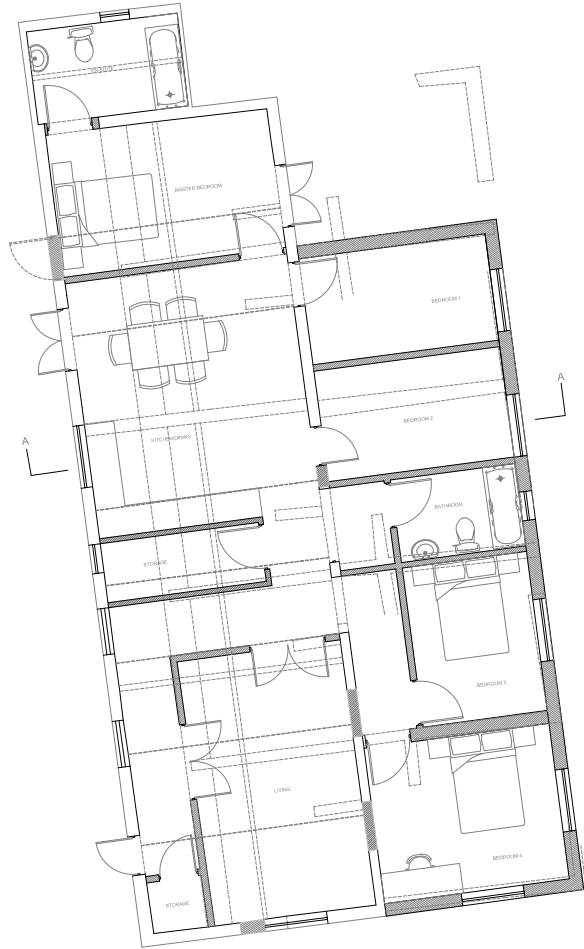
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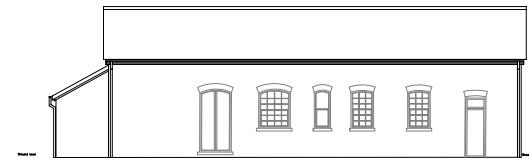
PROPOSED GROUND FLOOR PLAN SCALE 1:50

UNIT 6 - PROPOSED

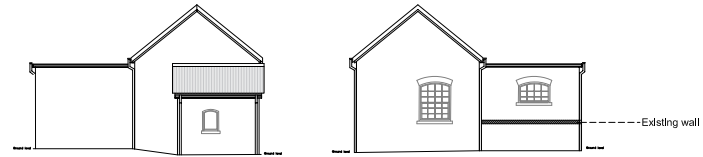
PROPOSED EXTERNAL AREA: 142.6 Sqm

PROPOSED INTERNAL AREA: 128.6 Sqm

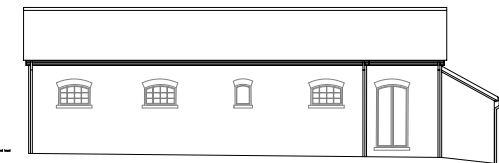
STORAGE AREA:  
 GROUND FLOOR - 3.38 Sqm + 1.14 Sqm  
 TOTAL: 4.52 Sqm



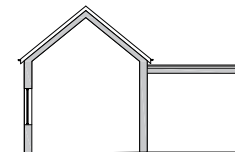
SCALE 1:100 PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION PROPOSED SOUTH ELEVATION



SCALE 1:100 PROPOSED EAST ELEVATION



SCALE 1:100 SECTION AA

B	Drawings updated as per Planning officer's comment	14/10
A	Drawings updated as per Planning officer's comment	24/09
Rev:		Date

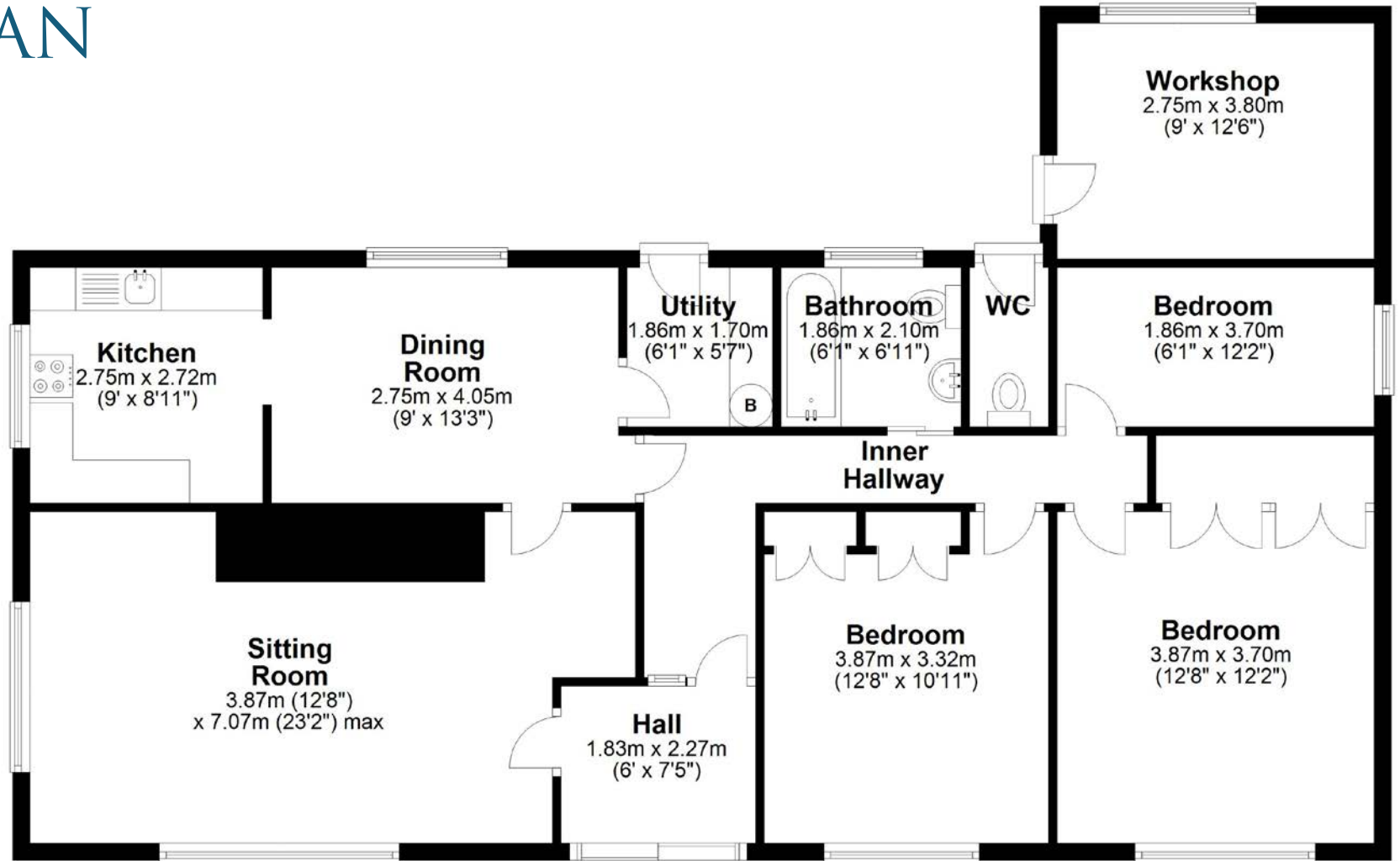


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Drawing Title		Scale		
UNIT 6 - PROPOSED		1:50/1:100 @A1		
Drawing No.	Project No.	Revision	Drawn by	Check by
PL_1010	420	B	MA	MS



# FLOOR PLAN



Total area: approx. 116.3 sq. metres (1251.7 sq. feet)

**Minehead, Billingsley**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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