

Building Land Understanding Environment - South Coast Impressive Exciting Sites

1. Background and what we did

- We (a small group of us on the south coast) were asked to research the viability of finding a property for moving Stores
- We carried out internet searches in within the M4, M5, M1 triangle – split up by area so that we were sure we had covered all zones
- We worked with an absolute maximum budget of approx. £1.5m – made up of the sale of Haddenham and maximum cost of a total rebuild of Haddenham
- Spoke to a land agent
- Met to discuss and collate findings

Viable options looked at:

- Small holdings
- Equestrian centres
- House with outbuildings and land
- Land with planning permission (agricultural use not residential)
- Existing farms

We ruled out:

- Land without planning permission
- Farms with and agricultural occupancy condition

2. Key Findings

- **It was pretty clear that within a £1.5m maximum budget that a suitable site could be found in this area**
- **Sites of say £750k with a house and some buildings which could be converted or additional builds – see examples below. Equestrian centres look particularly promising**
- **HOWEVER: We are very unlikely to find anything that is perfect, i.e. that we could move in to straight away, anything we have found would need major improvements before we could move**

3. Discussion:

When we met to discuss the findings of our searches, a number of discussion points emerged, summarised here. This is beyond the scope of what we were asked to do, however we agreed it would still be worth reporting back on.

- This would be a massive undertaking, especially in light of the fact that an “off the peg” solution probably doesn’t exist – have we got the energy, people-power and expertise for such a project?**
- However, FSC uses Haddenham for stores purposes only 10 weekends a year (ie 345 days a year it lies unused)**

Are we as an organisation comfortable committing this much money to a dedicated site with such low useage? Does this fit with our values in terms of:

- Sustainability
- Environmental impact
- Value for money

Potential Alternatives:

1. FSC tries to share an existing facility which we rent (or some other sharing arrangement) for 10 weekends a year from another like-minded organisation (eg, outdoor educational trusts, Boys Clubs centres, Scouts, etc). We would need dedicated storage and workshops but could use communal facilities.

2. FSC creates a new centre which it then allows other to use (eg as a general training facility, use outdoor educational trusts, local authority children's services, etc). This would enable costs to be shared, a more sustainable operating model and would make a contribution to the local region.

In both above these alternatives Haddenham would be a poor choice of location.

A more convenient location in central England is likely to attract partners and other users.

Both options will need (and are likely to generate) energy from a core group of people to make it happen. This may be an added benefit for the organisation as there is a current dip in attendances at Haddenham stores weekends

c) Next steps could be:

- Contact land agents
- Some sample site visits

Whilst we all enjoyed working on this search in the short term, none of us feel we have the expertise or time to devote to this at the moment.

E.g.s of properties:

- 3 bedroom detached property
- self contained one bedroom annexe
- 5 well fenced paddocks
- stables comprising 6 looseboxes and hay/feed store
- outbuilding
- amenity pond
- all set within 6 acres
- rural location

4.81 acres, Chadwich Grange Farm, Bromsgrove, B61, Worcestershire
Under Offer - Guide Price £700,000

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- Traditional Farmhouse
- Extensive Range of Traditional Farm Buildings
- Full Planning Permission for creation of four additional dwellings
- Private location
- For Sale by Private Treaty

A rare opportunity to acquire a traditional farmhouse and range of agricultural buildings with the benefit of full planning consent for four new dwellings set in 4.81 acres.



Berrowhill Lane, Feckenham, Redditch, Worcestershire, B96
Guide Price £812,500

4 - 5 Bedrooms 3 Reception Rooms 2 Bathrooms
A Stunning Country Retreat In Idyllic Rural Setting Offering Equestrian Facilities And Grounds In The Region Of 5.42 Acres.

Well Presented Accommodation Consisting Of Porch, Reception Hall, Sitting Room, Study, Conservatory, Breakfast Kitchen, Boot Room, Master Bedroom With En Suite And Dressing Room/Bedroom 5, 3 Further Bedrooms, Family Bathroom, Garage, Equestrian Yard With Outbuildings And Paddocks. Around 5.42 Acres. 2368 Sq Ft. EPC = F.

- Book a Viewing
- Printable Details
- Floorplans
- EPC
- Video Tour
- View on Map

or sale - UK Land & Farms - Google Chrome
rch/detailsprinter.aspx?PropertyRef=78aGSVq0

Under Offer - £785,000 - 6.03 acres, The Gatehouse, Tetsworth



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