

Grange Farm Cottages
Including Barn, Stables & Spinney

Needlers End Lane, Balsall Common



GODFREY-PAYTON
CHARTERED SURVEYORS



Period Farm Cottages with Stables, Barn, and Spinney

Summary of accommodation

- Former Farm Cottages With Circa 1.3 Acres Land
- Two Historic Cottages
- Not Grade Listed
- Three Gardens
- Semi-Rural & Surrounded By Fields
- No Onward Chain
- Stables, Barn and Spinney Included
- Private Drive
- Suitable To Cash Buyers Only
- Close to popular amenities of Balsall Common



Offered with no onward chain, Grange Farm Cottages are located off of Needlers End Lane in Balsall Common, accessible via a quiet single track lane which leads to the private driveway of the property.

Offered as an opportunity to renovate a characterful property, Grange Farm Cottages briefly comprise a pre-1880s period farm house which has been subsequently divided into two farm cottages, along with a brick-built stable and yard, a part-brick built barn and a spinney.

The property requires full renovation, and is not subject to Grade Listing or Local Heritage Asset Protection, presenting a unique opportunity to buyers who wish to reinstate the cottages as a singular characterful farmhouse as their own, subject to planning, whilst benefiting from local access to the popular amenities of Balsall Common.

The cottages offer a combined number of five bedrooms, three reception rooms, two bathrooms, two ground floor w.c.s and wrap-around enclosed gardens.

The brick-built stable comprises of two sectioned areas with separate door entries, and the barn is open to side and front aspects, with gating.

Please be advised, that an overage / up-lift clause is to be negotiated on future development of the existing barn, and all renovation and conversion works will be subject to planning permission.



Grange Farm Cottages

Thought to be originally a timber framed single farmhouse, there are currently two semi-detached cottages included in the sale, with gardens.

Cottage One

Accessed via the drive through an enclosed garden via a gate with a pathway leading through a largely lawned space with hedgerow to sides, leading to the private main entrance door with window to side and canopy over, and to an additional door opening to:

Vestibule

Ceiling light point and doors to:

Ground Floor W.C.

Window to front aspect and low-level flush w.c..

Breakfast Kitchen

Window to rear aspect, overlooking Cottage Two Rear Garden, central beam to ceiling with ceiling light point, built-in storage cupboard and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, space for electric cooker, inset one bowl sink with drainer and under counter space and plumbing for a washing machine / tumble dryer. From the kitchen there is a door leading to:

Reception Hall

With central wooden beam with ceiling light point, spot lights, exposed beams to walls, stairs leading to the First Floor Accommodation and doors to:

Reception Room

Windows to front and rear aspects, beams to ceilings, ceiling light point and spot lights, and a large chimney breast with recesses to sides.

Study

Window to front aspect and partial feature brick-arch ceiling.

First Floor Accommodation

Stairs rise from the Reception Hall to the first floor, where there are exposed beams, two ceiling light points, loft hatch access, and doors to:

Bedroom One

Window to front aspect, small window to rear aspect,

exposed beams to ceilings, two ceiling light points, large recesses to either side of the chimney breast.

Bedroom Two

Window to front aspect, exposed beam to ceiling, ceiling light point, exposed wooden floor and door to storage cupboard.

Bedroom Three

Window to front aspect, exposed beams to ceiling, ceiling light point, door to storage cupboard and wooden flooring.

Family Bathroom

Obscured window to rear aspect, ceiling light point, low-level flush w.c., wall-mounted wash hand basin and a bath.

Cottage Two

Accessed via a gated fore garden with a path leading to a private main entrance door with canopy over, opening to:

Entrance Hall

Ceiling light point, electric heater, paneled stairs leading to the first floor accommodation with understairs storage cupboard, door Reception Room One and other doors to:

Ground Floor W.C.

Small window to front aspect and low-level flush w.c..

Kitchen

Sky light to rear aspect, ceiling light point, and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, inset one bowl sink with drainers, standing space for cooker and under-counter space for washing machine, with door to:

Lean-To

With some restricted head height, windows to rear and side aspects with shelf and door opening to rear garden.

Reception Room One

Accessed from the Entrance Hall, the room offers windows to front and rear aspects, with shutters fitted to the rear window, feature beam to ceiling, two ceiling light points and feature inglenook fireplace with mantle over, recessed shelving and brick fire surround with burner fitted, and a door to:

Reception Room Two

Window to front aspect, window to rear aspect, exposed



beam to ceiling, two ceiling light points, corner chimney breast with hearth, Range of fitted storage units, wooden flooring and doorway to:

Rear Vestibule

Door opening to rear garden and wooden flooring.

Rear Garden

Accessible also via the Lean-To, and laid to lawn with low-level wire and post fencing to rear.

First Floor Accommodation

Stairs rise from the Entrance Hall to:

Landing

With a ceiling light point and doors to:

Family Bathroom

Low-level obscured window to front aspect, high-level obscured internal window, ceiling light point and a suite comprising: low-level flush w.c., pedestal wash hand basin and paneled bath with electric shower over.

Bedroom One (Four)

Low-level window to front aspect, feature exposed wooden beams, ceiling light point, brick chimney breast, electric heater, door to cupboard housing hot water tank, and door to:

Bedroom Two (Five)

Low-level windows to front and rear aspects, wall-mounted light and electric heater.

Additional Buildings

In addition to the cottages, there is a brick-built stable which is adjoined to a part-brick / part steel portal frame barn.

Stables

Comprising of two stables, with internal division, windows to sides, electrical points and water.

Barn

With electricity, gates to front, side and rear aspects and 6 central feeding bays.

Overage

Please be advised that the the sale is subject to an overage (up-lift) condition, to be mutually agreed between the seller and buyer, at the point of offer negotiation and acceptance.

Agent Notes:

1. Godfrey-Payton have been unable to evidence or verify any historic works to the properties.
2. The Vendors informs Godfrey-Payton that they benefit of Right of Way over the initial part of the lane leading from Needlers End Lane.

3. The property is within close proximity to Birmingham International Airport flight path.

4. The Vendors inform Godfrey-Payton that the property benefits from use of a septic tank, which is understood to have been emptied in November 2025.

5. Please be advised that water and electrical connections to the property are currently switched off.

6. The property is located within a Coal Authority Development Risk area.

7. The property is located within a Green Belt area.

8. Please be advised that a public footpath abuts the entrance to the property, but does not pass over the property.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

Fixtures & Fittings

Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

Services

Godfrey-Payton understands from the vendor that mains electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before committing to purchase the property.

Council Tax

The property is located within Solihull Borough Council and the tax bands for Cottage One and Cottage Two are: Band D.

General Information

Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.







Grange Farm, Needlers End Lane, Balsall Common
Main area: Approx. 292.6 sq. metres (3149.2 sq. feet)
Plus outbuildings: approx. 362 sq. metres (3905.8 sq. feet)



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



INFORMATION

Viewings

To be arranged via Godfrey-Payton on:
01926 492 511

Website

For more information visit our website:
www.godfreypayton.co.uk

Opening Hours

Monday Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed



GODFREY-PAYTON
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