



Greenlands, Kempsey, Worcester.

G HERBERT  
BANKS

EST. 1898

Greenlands  
Kempsey  
Worcester  
Worcestershire  
WR 3QB

A well-positioned smallholding set in a lovely position well off a main road.

Short drive from Kempsey, Worcester and the motorway.

1960s 3-bedroom detached bungalow requiring modernisation.

In all about 1530 sq.ft.  
(Including Garage/Outbuildings)

Block of pastureland set in around 3.66 acres.

**OFFERING NO ONWARD CHAIN**

**Situation**

Greenlands lies just outside the large and well serviced village of Kempsey. The village provides an extensive range of amenities including a primary school, St Mary Church, a post office / store, active village hall, playing fields and 3 pubs. The Cathedral city of Worcester is only 4 miles and Malvern, Tewkesbury and Cheltenham are also very accessible.

There is excellent M5 motorway access via junction 7 south of Worcester. The city has 2 rail stations together with the new Worcester Parkway station.

Greenlands sits just below Kempsey Common which provides lovely walking and riding opportunities. The Huntsman country pub is a short walk from the property.

**Description**

The bungalow was built in the early 1960's and has been in the same ownership since then. We have been instructed by the family Executors in the sale. It is an increasingly rare opportunity to acquire a country home for renovation with a large block of land. Offering an extremely private and secluded location being circa 2 miles away from A38 the main road. The accommodation currently provides a central hall, lounge, kitchen, 3 bedrooms and a bathroom.

To the rear is an area of dilapidated outbuildings and the bungalow is fronted by an expansive parking area with former garden.

Large pasture field enclosed by new post and wire fencing on one side and mixed hedging.



The adjoining property will have a right of access over the initial section of the approach driveway.

The property provides common rights for the grazing of 10 horses and or cattle and 50 sheep on the local commons.

**GENERAL INFORMATION**

**Agents Notes**

A public footpath runs over part of the curtilage.

**Services**

Mains electricity and water. Private drainage which will require replacing / possible upgrading.

**Local Authority**

Malvern Hills District Council Tel: 01684 862151

**Viewing**

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

**Directions**

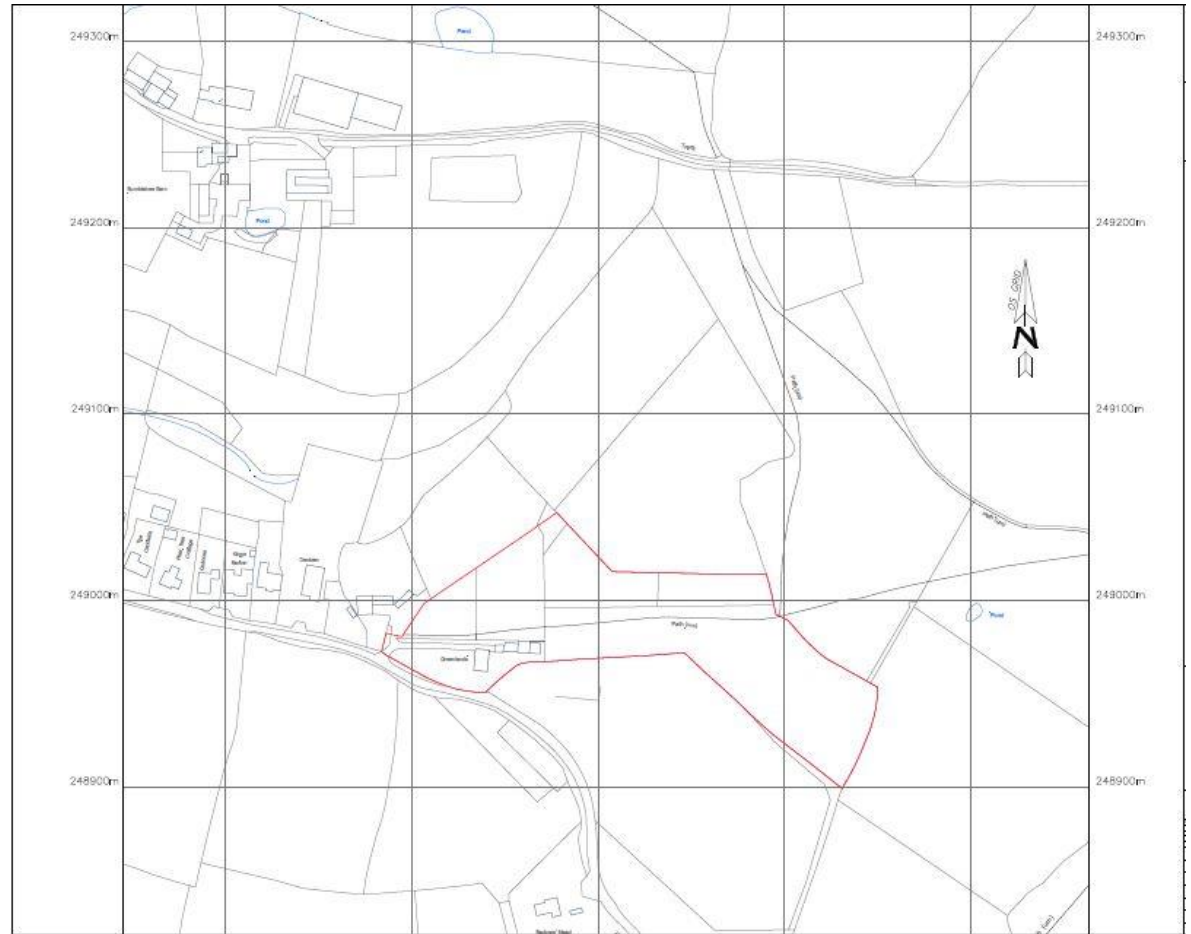
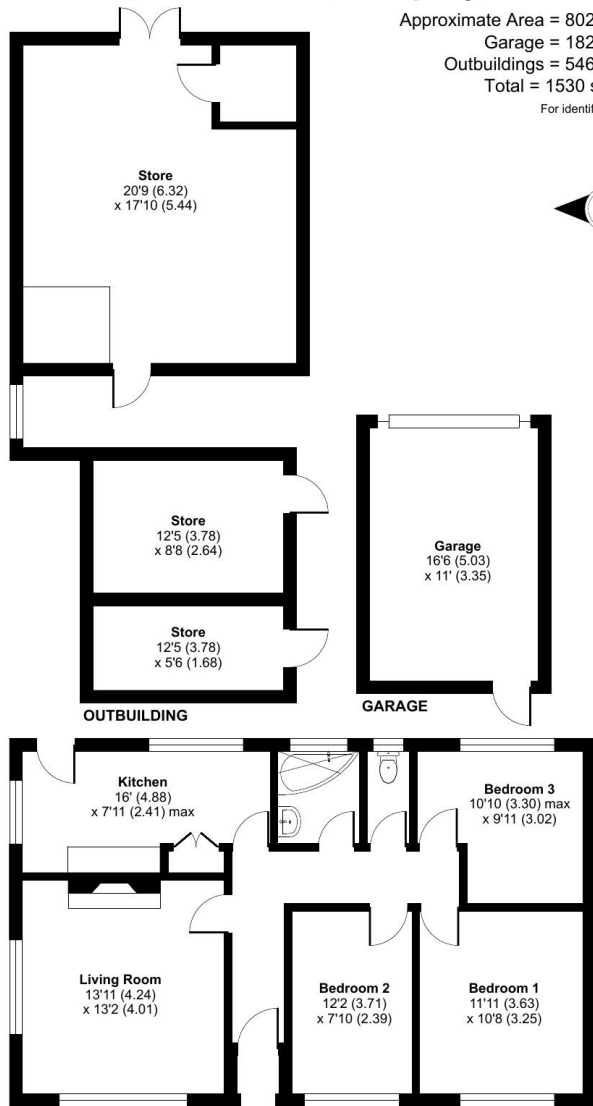
From Worcester take the A38 signposted to Tewkesbury. In the centre of Kempsey take a left-hand turn into Post Office Lane. Proceed until reaching the staggered crossroads before turning right into Green Street. Continue over the motorway and past the Huntsman pub before locating the drive ahead on your left-hand side as identified by the Agents for sale board.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

# Greenlands, Green Street, Kempsey, Worcester, WR5

Approximate Area = 802 sq ft / 74.5 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Outbuildings = 546 sq ft / 50.7 sq m  
 Total = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for G Herbert Banks LLP. REF: 1019562

# G HERBERT BANKS

EST. 1898

01299 896 968  
 info@gherbertbanks.co.uk  
 www.gherbertbanks.co.uk

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



**AGENTS NOTE** The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

