



Clee View and Building Plot, Abberley, Worcester

G HERBERT
BANKS

EST. 1898

Clee View and Building Plot
Apostles Oak, Abberley
Worcestershire
WR6 6AA

A spacious extended semi-detached cottage and separate building plot with glorious views.

Large lounge, dining room, inner hall/study area, fitted kitchen, cloakroom, porch.

The 4 bedroom cottage about 1497 sq.ft

Building plot with full planning permission for a detached 3 bedroom dwelling with a floor area of 1226 sq.ft.

Parking and Gardens.

CHANTRY CATCHMENT

Situation

The property is situated in a highly regarded village of Abberley. The village provides a range of amenities including a junior school, general store/post office, The Manor Arms public house and 2 churches. The adjacent village of Great Witley has a doctors surgery and garage/Asda. The property lies within the catchment of the Chantry Senior School in Martley.

The Cathedral City of Worcester is about 13 miles distant, and the plot is well placed for the nearby Wyre Forest towns of Kidderminster, Stourport and Bewdley. Kidderminster has a direct rail link to Birmingham, Worcester and London. There is good motorway access via junctions 5 at Wychbold and 6 at North Worcester. The surrounding area provides some superb walking opportunities including the very close by Worcestershire way.

Description

A substantially extended double glazed semi-detached cottage with great family space. The ground floor provides a large lounge with wood burning stove, separate dining room with open stone fireplace and twin double-glazed doors.

Useful inner hall/study area, fitted kitchen with a range of wall and floor mounted cupboards and appliances to include Belling free standing electric cooker, Miele dishwasher and ceiling spot lights.

Side porch with cloakroom off.

The first floor provides a central landing with cupboard and 4 double bedrooms, one with wardrobe cupboards. Good size family bathroom with spa bath and separate tiled shower cubicle.

It has fore and rear gardens with fine views and parking.

Planning

Full planning permission application No 21/02089/FUL has been granted for the subdivision of the garden of Clee View and erection of a new dwelling and amended access. A copy of this consent is available via the Agents on Malvern Hills Planning portal.

A copy of the architects plan is available via the selling agents.

3-bedroom detached dwelling providing a floor area of about 114m².

GENERAL INFORMATION

Cottage Services

Mains electricity, water and drainage. Solid fuel central heating. There is no mains gas.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in September 2023 with a rating 40/E; potential 64/D.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

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

Rights of Way, Wayleaves, Easements and Boundaries

The selling agent is also not aware of any further private or public rights of way or easements affecting the land.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Directions

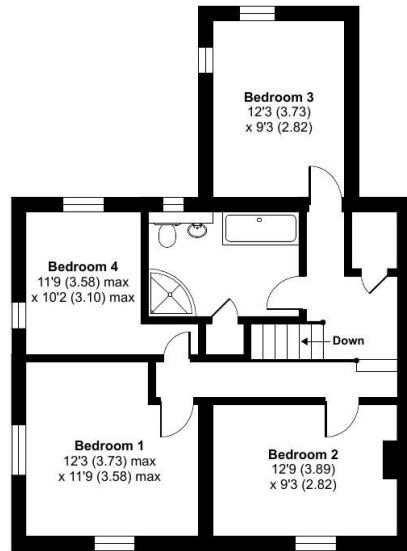
From Worcester take the A443 signposted to Tenbury Wells. After passing through the village of Great Witley proceed uphill before taking a right-hand turn onto the B4202 towards Cleobury Mortimer. Continue for a short distance before locating the plot ahead on your right-hand side as indicated by the Agents for Sale Board.

N.B Photos produced in September 2022 and particulars amended April 2024.

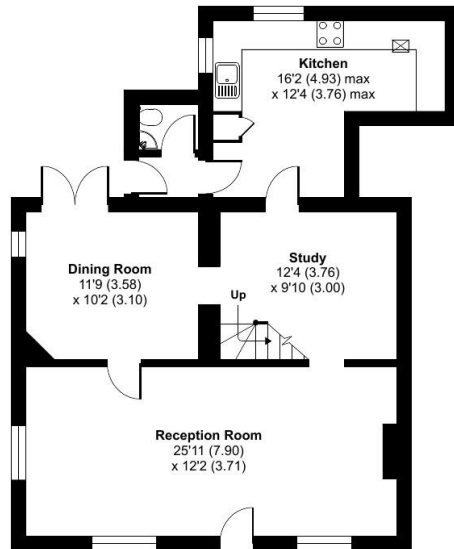


Approximate Area = 1497 sq ft / 139 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**G HERBERT
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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 on 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.

