



Clifton Lodge, Tedstone Delamere, Bromyard, Herefordshire  
HR7 4PR

**G HERBERT  
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EST. 1898



## Clifton Lodge, Tedstone Delamere, Bromyard, Herefordshire HR7 4PR

A great opportunity to acquire a complete smallholding with a three bedroom bungalow (Gross internal area of 1,224ft<sup>2</sup>), a range of outbuildings (Gross external area from Ordnance survey data of 5,510ft<sup>2</sup>), and land with the whole extending to 7.452 acres (3.016 hectares)

### For Sale by Private Treaty

Bromyard 4 ½ \* Worcester 13 \* Hereford 18 ½  
Birmingham 42 ½  
Approximate Distance in Miles

### Situation

Clifton Lodge is located down a quiet country lane in the County of Herefordshire, close to the border of Worcestershire. The nearest local amenities are in the market town of Bromyard, with more extensive amenities in the local cities of both Hereford and Worcester.

### What Three Words

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### Description

#### The Dwelling

Clifton Lodge is a brick and tiled bungalow with three bedrooms (two being good doubles) and the third a single room. The property has a bathroom with bath, WC and basin together with a separate W.C off the spacious entrance hall. The kitchen comprises a range of cream coloured Shaker units with part glazed rear entrance door and further doorway leading through to a utility room. The reception room is a large L-shaped room, with one area providing ample space for a dining table and having glass sliding doors out to the rear garden, and a generous area for the sitting room with a log burning stove.

The dwelling has extensive lawned gardens to the front and rear.

### Outside

The property is accessed off Delamere Road via a stone sweeping driveway which leads to the large parking area.

### The Buildings

The buildings comprise a range of concrete block built stables with six loose boxes, a tack room and an outside WC. To the front of the Stables there is a concrete yard area, which is partly covered. Adjacent to the Stables is a good steel portal frame building being enclosed to three sides and open fronted. There is a substantial range of concrete block built kennels, with covered living accommodation and secure runs. In the middle of the range of four kennels is a central storage room with covered yard area. Beyond the main kennels is a further run of three smaller concrete block built kennels. A small steel framed metal sheet clad storage building and a further large concrete block storage building to the western edge of the site. In the field is a small brick built shed. The combined gross external area of the outbuildings (measurements taken from the up to date Ordnance Survey data) comes to 5,510 ft<sup>2</sup> (511.9m<sup>2</sup>).

### The Land

The land is set out in two fields, with the whole property extending to 7.452 Acres (3.016 ha).

## GENERAL INFORMATION

### Tenure

The property is Freehold and vacant possession will be given upon completion.

### Services

It is understood the property is connected to mains electricity and water. Drainage is to a private disposal system. Central heating is oil fired with a central heating boiler and conventional radiators.

### 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.

### Uplift Clause/Overage Clause

The property is to be sold with the Vendors (and their successors) retaining the benefit of an uplift/overage clause, allowing them to recover 30% of any uplift in value for any residential or commercial planning permission. This is to be in

place for 15 years. For the avoidance of doubt any additional residential planning permission means consent for more than one (the existing) dwelling upon the holding.

### Local Authority

Council Tel: Herefordshire Council

### Viewing

By appointment – G Herbert Banks 01299 896 968.

### Rights of Way, Easements & Boundaries .

Having looked at Herefordshire Council website, it does not appear that there are any Public Rights of Way over the property. The property has direct access to a publicly maintained highway.

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

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

### Directions

From Bromyard head north east along B4203. In Tedstone Wafre turn right, signposted Whitbourne and Tedstone Delamere. Passing the houses on your left hand side, Clifton Lodge will be found as the first property on your right hand side further along the lane as identified by the Agents for sale board.

Sales particulars produced April 2024

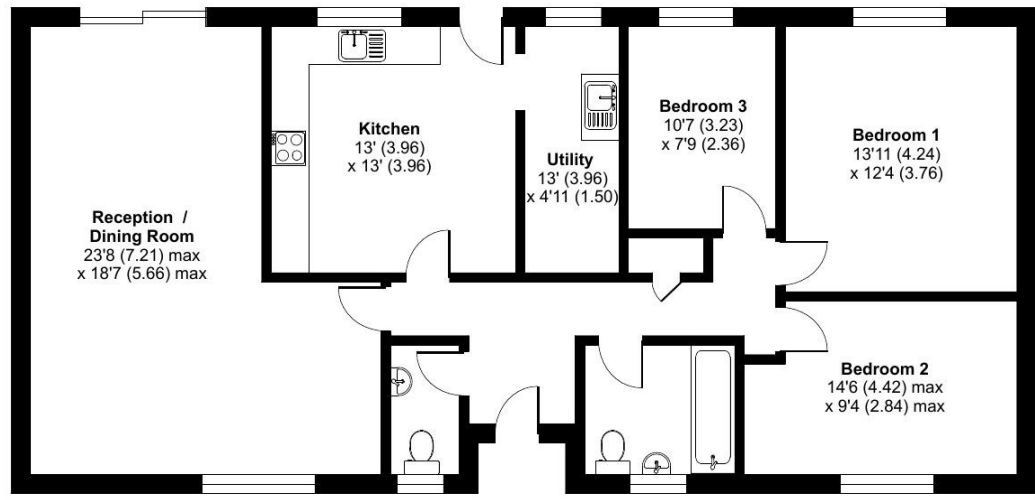
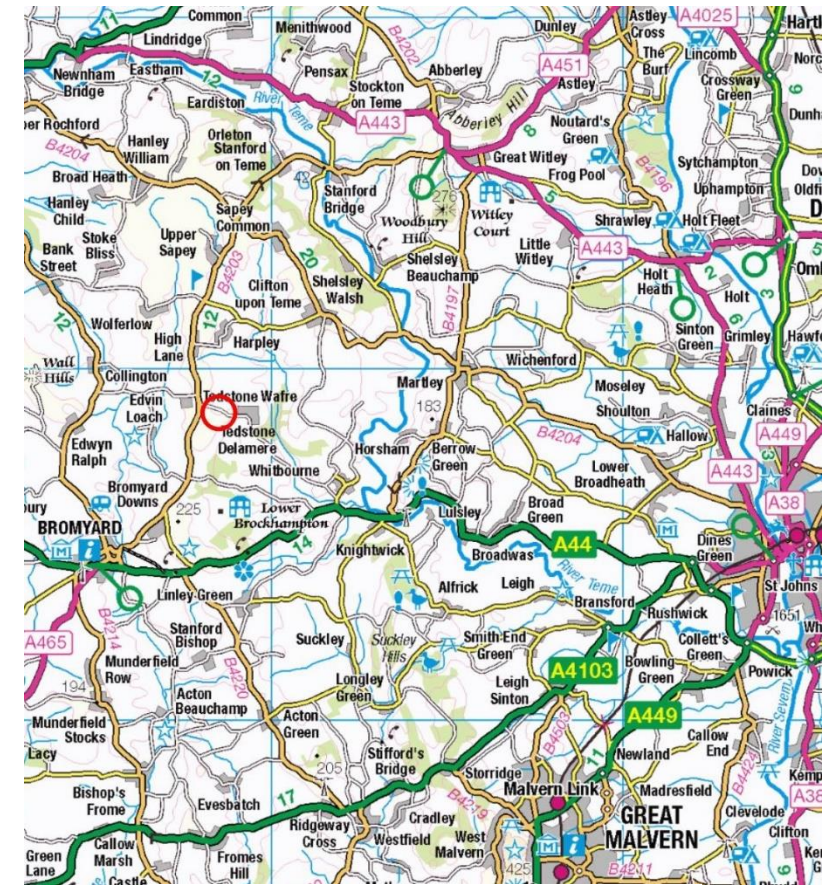
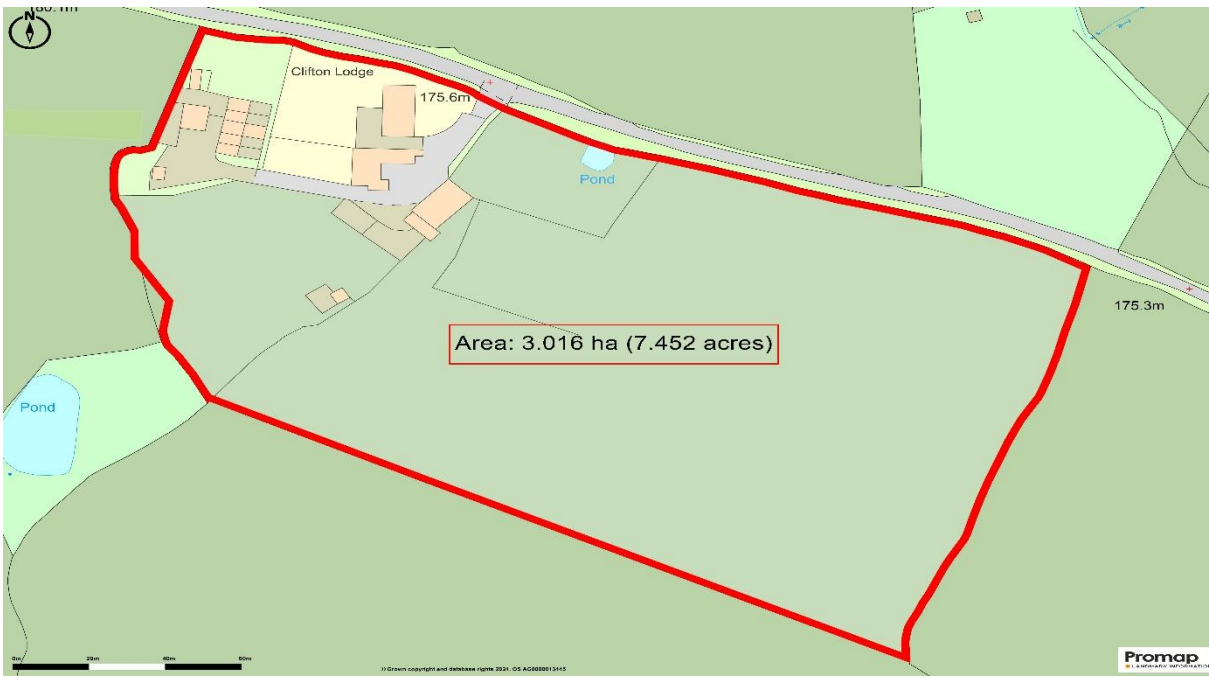












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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 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.



