



Greenfields, Broadwas-on-Teme, Worcester

G HERBERT  
BANKS

EST. 1898

Greenfields  
Broadwas-on-Teme  
Worcester  
WR6 5NG

A very appealing 1960s house with land.

Wonderful south facing position with some outstanding views.

In need of upgrading but has great potential.

Hall, cloakroom, good-sized sitting room, breakfast kitchen with AGA, pantry, utility.

3 double bedrooms, bathroom, separate W.C.

In all about 1618 sq.ft

Garage, long approach driveway, mature gardens, 3 paddocks.

As a whole 4.17 acres.

### OFFERING NO ONWARD CHAIN

#### Situation

Greenfields occupies a special setting approached off a country lane in the heart of Broadwas. It enjoys some splendid views to the Malvern Hills and over adjoining rear farmland. The village provides some amenities including The Royal Oak Pub and St Mary Magdalene Church with its sandstone nave and cancel of C1200, Broadwas CofE Primary School and a village hall. The Chantry senior school at Martley is highly regarded.

The cathedral city of Worcester is 6 miles distant which provides an extensive range of amenities. Worcester has direct rail links to Birmingham, London Paddington and the Worcester Parkway station is just south of the city. There is excellent motorway access via junctions 6&7 to the north and south of the city.

The surrounding Teme Valley provides many rewarding walking opportunities and countryside pursuits.

#### Description

This much cherished 1960s family home has been in the same ownership since it was built. The light accommodation requires modernisation and upgrading. Opportunities such as this are becoming increasingly scarce.

It is approached by a reception hall with woodblock flooring with understairs cupboard. There is a cloakroom at one end.

The good size double aspect sitting room has a brick fireplace and woodblock floor. Breakfast kitchen with oil fired AGA, range of floor cupboards, full height cupboard, tiled floor. Useful pantry off and laundry.

Side passageway with access to doors to the front, rear and garage. Boiler cupboards and adjoining coal store.

An original timber staircase gives rise to a central gallery landing and the 3 double bedrooms, 2 with fitted wardrobes. Bathroom with steel bath with Triton shower over and separate W.C.

#### Outside

Good length single garage with up and over door.

#### The Approach

Greenfields is approached over a long private driveway terminating in parking to the front of the house. There are 2 lawned gardens with magnificent cherry tree and fine wisteria on the front elevation. Useful large timber store.

Side and rear lawned gardens with raised oil tank, potential vegetable garden area, greenhouse and timber shed.

#### The Land

This comprises of 3 fenced pasture paddocks, one with long frontage onto the lane. They provide a great opportunity for those buyers looking for an equestrian or small holding property.

#### Uplift 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 25 years. For the avoidance of doubt any additional residential planning permission means consent for more than one (the existing) dwelling upon the holding.

#### Public Footpath

A public footpath runs over a portion of the southern boundary of the property.

### GENERAL INFORMATION

#### Services

Mains electricity and water. Oil fired central heating. Private drainage.

#### EPC Rating

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

The EPC was carried out in April 2024 with a rating 45/E; potential 76/C.

#### Local Authority

Malvern Hills District Council Tel: 01684 862151

#### 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 Agent's Great Witley Office Tel: 01299 896968.

#### Directions

From Worcester take the A44 signposted to Leominster. In Broadwas turn right towards Wants Green, the village hall and Stoney Ley. Turn right by the village hall into a private drive and then the first left into the long drive of Greenfields.

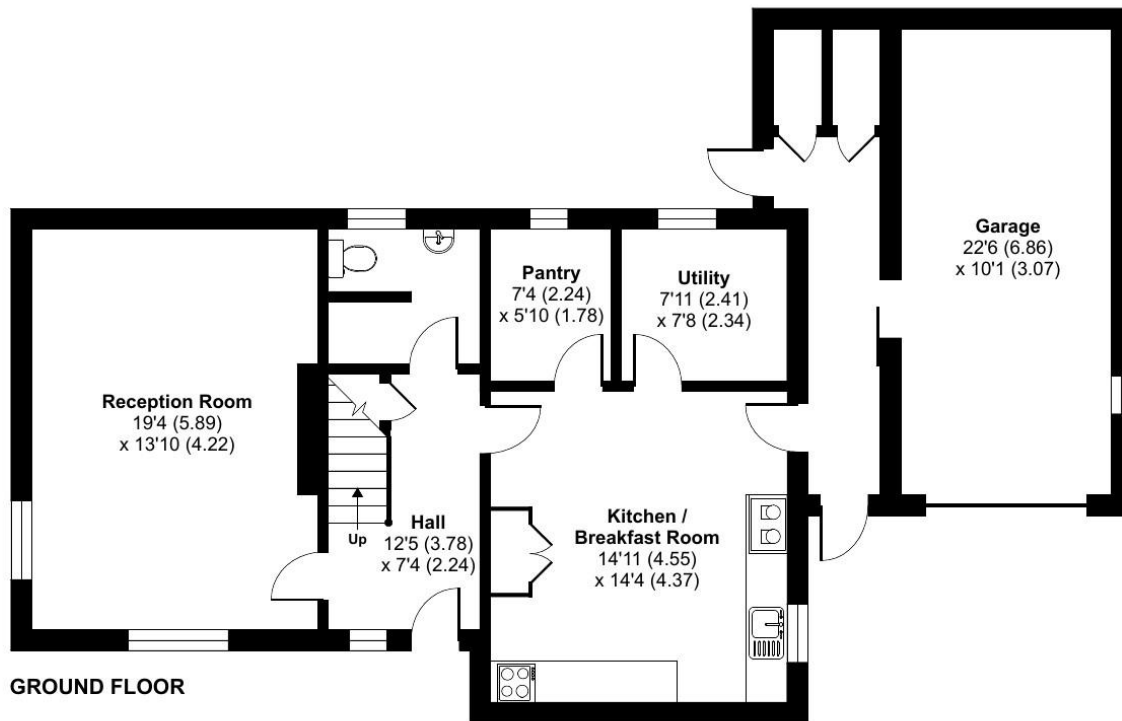
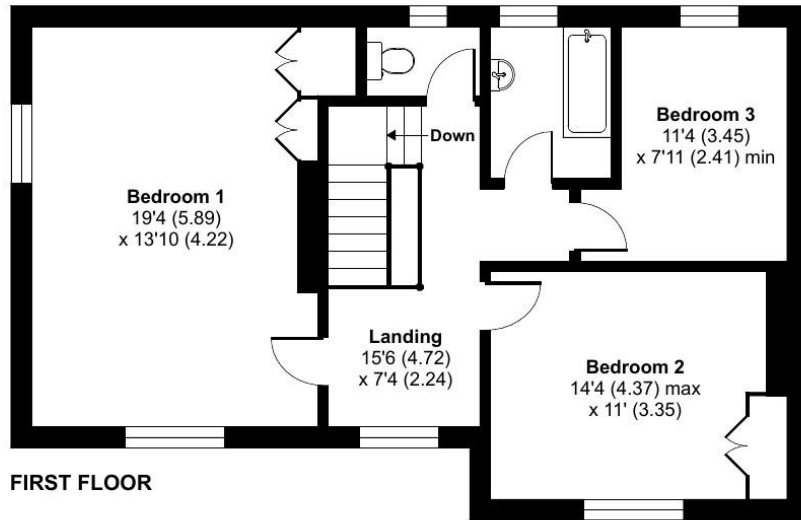


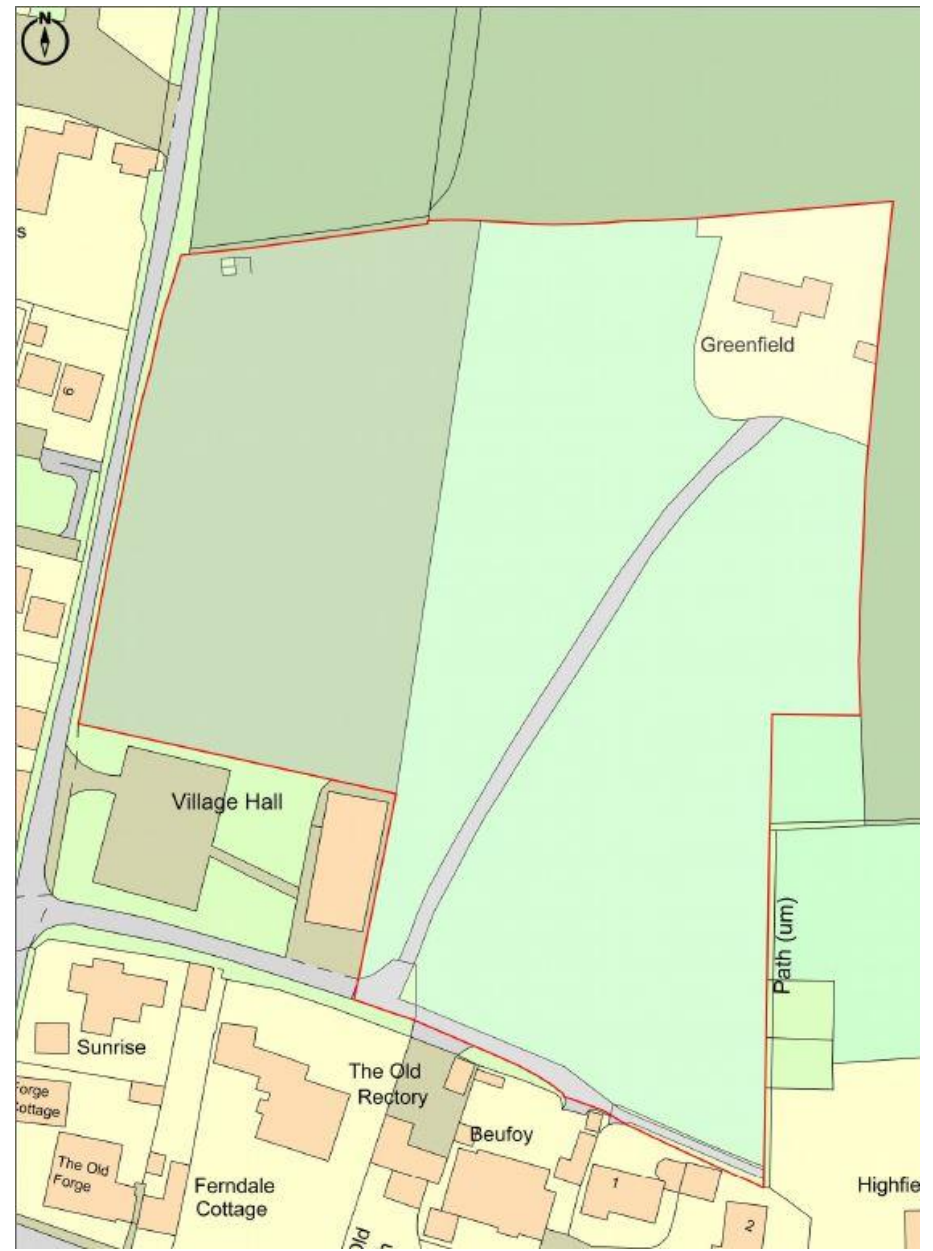
Approximate Area = 1618 sq ft / 150.3 sq m

Garage = 228 sq ft / 21.2 sq m

Total = 1846 sq ft / 171.5 sq m

For identification only - Not to scale





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