



KITES FARM, WORCESTER ROAD, PIRTON, WORCESTER, WR8 9EG
AVAILABLE AS A WHOLE OR IN 4 LOTS - GUIDE PRICE £1,090,000

OVERVIEW

Kites Farm is situated in a stunning rural location near to the picturesque village of Pirton in Worcestershire. The property is available as a whole or in four lots. Lot 1 comprises a charming 3/4-bedroom house with large garden, Lot 2 a substantial range of modern agricultural buildings with over 33 acres of land. The property also offers the opportunity to purchase smaller parcels of land located on the opposite side of the road with Lots 3 & 4 extending to 11.62 acres and 1.71 acres respectively.

SITUATION

Kites Farm is situated along the Worcester Road, just outside of the village of Pirton. The property is approximately 6 miles south of the city of Worcester and 5 miles west of Drakes Broughton.

Junction 7 of the M5 is approximately 4.7 miles away providing excellent access to the wider motorway network.

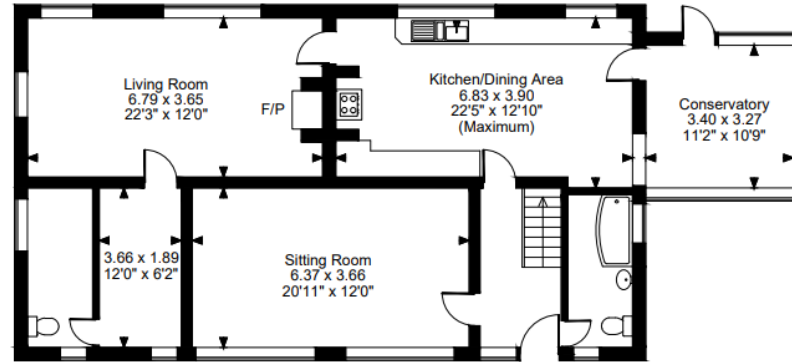
LOT 1 - GUIDE PRICE - £485,000

3/4-bedroom house and garden in 0.38 acres

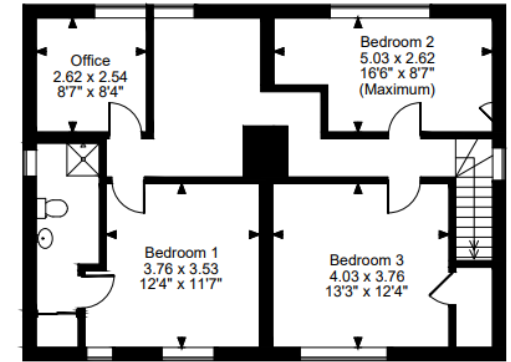
Kites Farm House is an attractive property with accommodation over two storeys set in a plot extending to 0.38 acres. Formerly, two farm cottages, the property has been amalgamated to provide over 2,000 sq. ft of accommodation. The house is surrounded on all sides by gardens with breath-taking views over the surrounding countryside.

Accommodation on the ground floor comprises a large open plan kitchen / diner and two reception rooms, as well as a conservatory, bathroom and utility area. The first floor has a shower room, three good sized bedrooms and a fourth bedroom / home office.

Kites Farm, Worcester Road, Worcester
Approximate Gross Internal Area
2102 Sq Ft/195 Sq M



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



LOT 2 – GUIDE PRICE £445,000

Agricultural buildings, yard and approximately 33.90 acres of fenced pasture (35.25 acres in total)

Lot 2 comprises a single block of Grade 3 pastureland, split into a number of field parcels with stockproof fencing along with a set of agricultural buildings. The land is conveniently positioned with regard to the buildings with plenty of road frontage. Water is supplied to troughs in the field parcels, and the land has previously been used for grazing cattle.

The yard area is largely concreted and contains a number of agricultural buildings as well as two silage clamps.



AGRICULTURAL BUILDINGS

The agricultural buildings provide an opportunity for use within an agricultural enterprise or for development into a range of other uses (subject to the necessary planning consents).

The buildings comprise of:

- (1) **Livestock / machinery storage building (Approx. 23m x 8m)**
4 bay steel portal framed building clad in corrugated tin with concrete lower wall section and an open front.
 - (2) **Dutch barn with lean to (Dutch barn approx. 22m x 7m with lean to of similar size)**
5 bay steel portal framed Dutch barn clad with Yorkshire boarding and corrugated tin. Railway sleepers to lower sections in part. Currently used to house livestock.
 - (3) **Concrete block former milking parlour (Approx. 95 sq. m.)**
 - (4) **Red brick store (Approx. 7m x 5m)**
 - (5) **Cubicle shed (Approx. 27m x 12 m)**
Steel portal framed building with concrete block walls and Yorkshire boarding. Internal concrete floor with cubicle housing.
 - (6) **Silage Clamp (Approx. 22m x 16m)**
 - (7) **Silage Clamp (Approx. 24m x 10m)**
- (* all building measurements are approximate)



LOT 3 - GUIDE PRICE - £125,000

11.62 acres of Grade 3 pastureland, bounded by mature hedgerows and with direct road frontage. Please note, water is not connected to the land. The current connection will be disconnected prior to sale.



LOT 4 - GUIDE PRICE £35,000

1.71 acres of fenced pastureland currently used for grazing horses. There is direct access from Worcester Road. Please note, water is not connected to the land. The current connection will be disconnected prior to sale.



ACCESS

Access to Lot 1 is directly from Worcester Road. The property benefits from off road parking and a garage.

Access to Lot 2 is directly from Worcester Road. There are several field entrances along the road frontage and two entrances directly into the yard area. There is ample room for parking and turning within the yard.

Lots 3 and 4 are also accessed directly from Worcester Road.

SERVICES

Lot 1 is connected to mains water & electricity with oil fired central heating and private drainage. The property was connected to the telephone network and has potential access to superfast fibre broadband.

Lot 2 is connected to mains water and electricity.

Lots 3 & 4 will not be sold with a water connection.

COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE

Kites Farmhouse – Council Tax band ‘E’
EPC – ‘E’

TENURE

All lots are offered Freehold with Vacant Possession upon completion.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

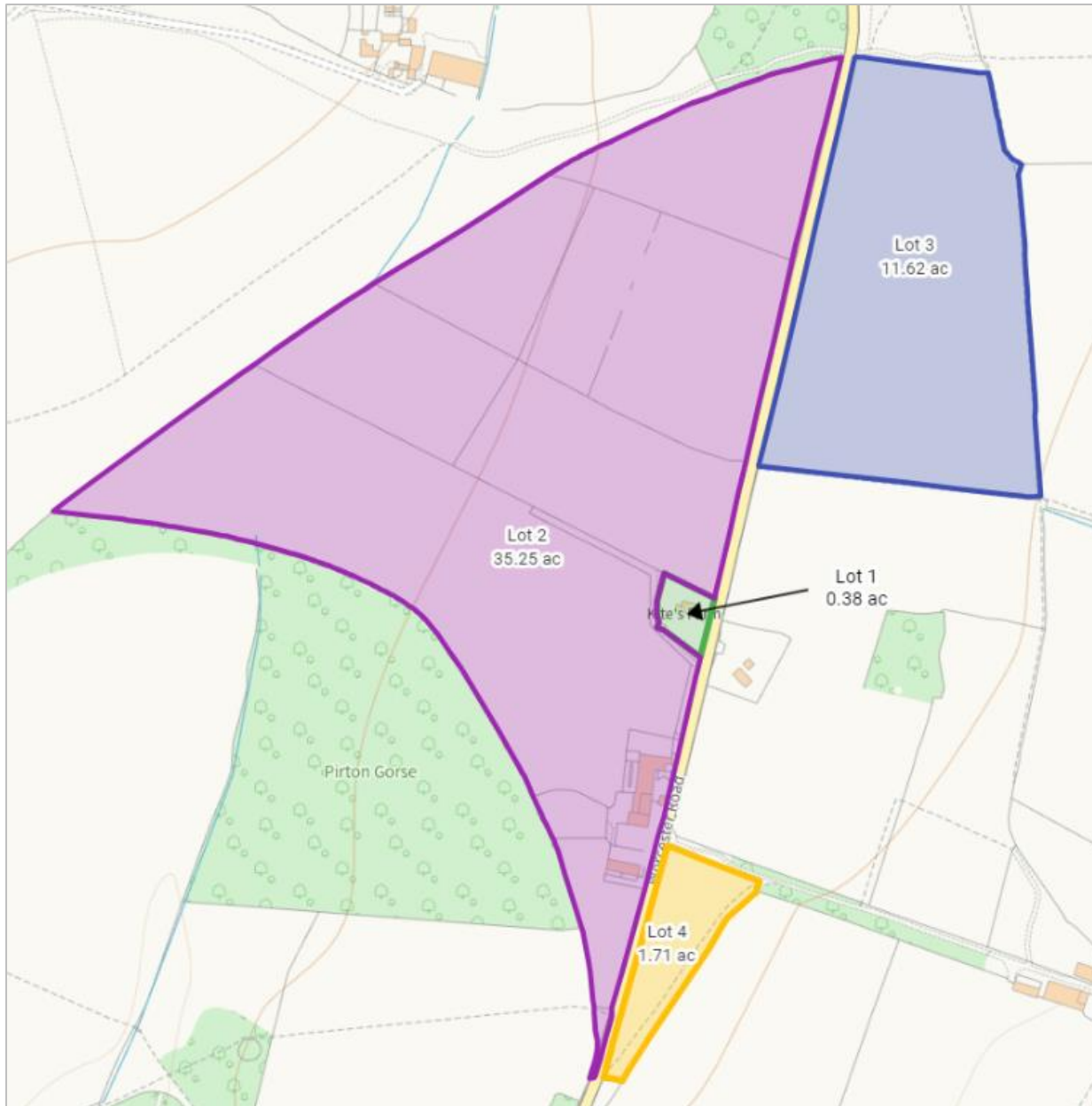
BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for the boundaries as per the Title Deeds.

UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale. “Development” shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

LOTING PLAN:



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

There are several public footpaths which cross Lot 2 and run along the boundary of Lot 3. There is a network of bridleways located near to the land providing excellent off road hacking.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Wychavon District Council – www.wychavon.gov.uk or 01386 565565.

VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a viewing on 01684 853400.

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

METHOD OF SALE

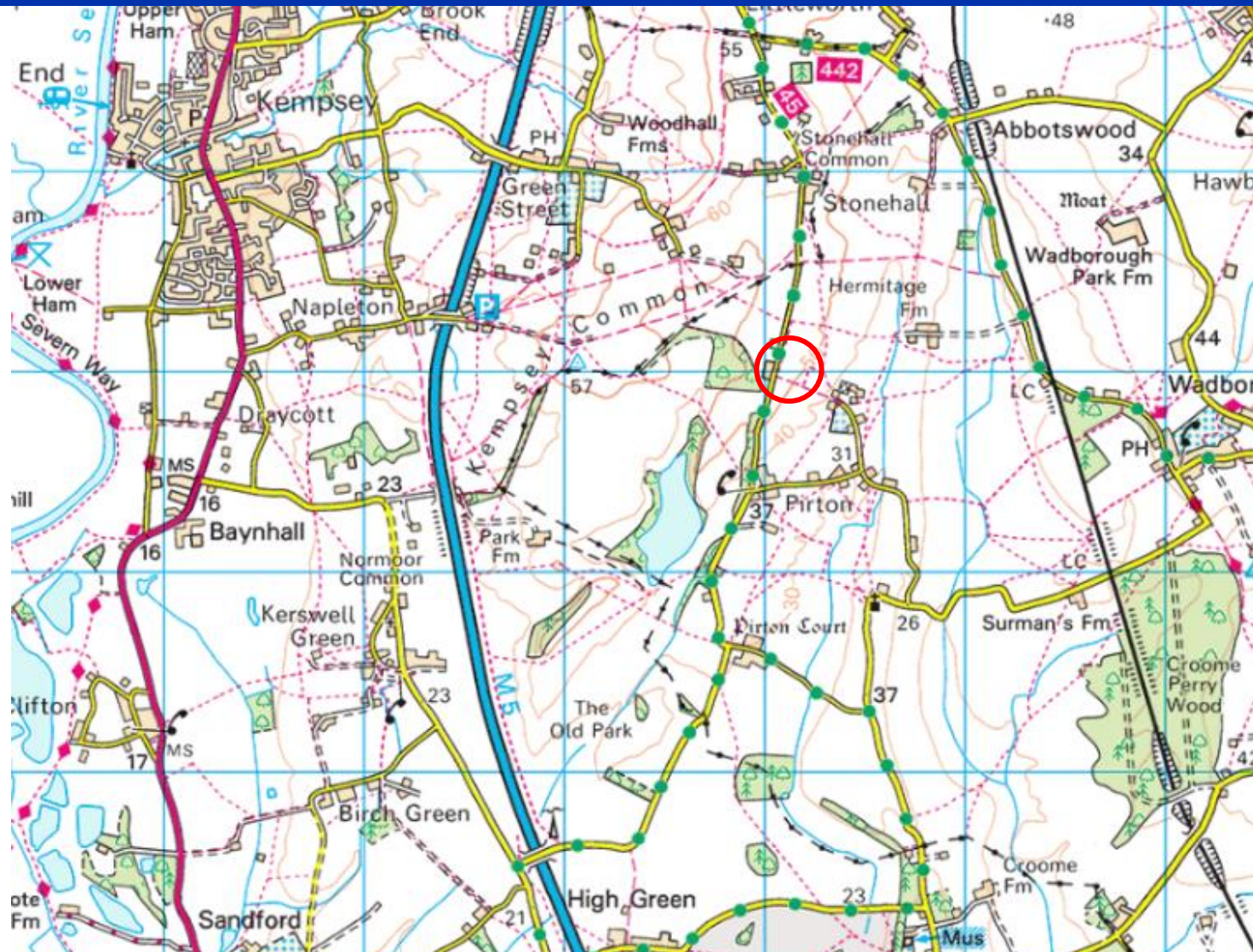
Kites Farm is offered for sale by Private Treaty. **The property will be marketed for at least 6 weeks.** Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

VENDOR'S SOLICITOR

Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.



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DIRECTIONS:

From Evesham, head towards Pershore on the B4084. Proceed through Pershore High Street, remaining on the B4084, following signs for Worcester. Continue on the B4084 until you reach the village of Stoulton. Take the first left, signposted 'Wadborough'. After half a mile, turn right. Continue for a further 0.7 miles, then turn right at Station Road. Continue for 0.7 miles, take the next left onto Stonehall Common and continue onto Worcester Road. The house and buildings will be on your right, marked with an Agent's For Sale board.

What3Words – [blocks.backpacks.cuts](https://www.what3words.com/blocks.backpacks.cuts)
Nearest postcode: WR8 9EG

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared June 2024.