



CAMP COTTAGE

BEVERE • WORCESTER WR3 7RG



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Worcester city centre 2.5 miles
Droitwich 6 miles
Birmingham 28 miles
M5 (J6) 4 miles
(Distances approximate)

*An unmodernised cottage on the banks of
the River Severn with Planning Consent for a
contemporary replacement dwelling*

**For sale by public auction on Wednesday 11 November 2015
at the Hilton Puckrup Hall Hotel, Puckrup, Tewkesbury,
GL20 6EL at 6.30pm (unless previously sold or withdrawn)**

Riverside location

detailed planning consent for 2,500 sq.ft. dwelling

Garden

In all about 0.7 acres (0.28 Hectares)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Camp Cottage 2010

Situation

- Camp Cottage is located in a beautiful riverside setting on the edge of Worcester City, which is just 2.5 miles away.
- The Camp House Inn, on the opposite river bank is a short boat ride away and offers a traditional style pub ambience.
- Worcester is a thriving Cathedral city with extensive shopping and recreational facilities including professional rugby at Sixways, County cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn.
- There is excellent schooling from both the private and state sectors including The Royal Grammar School and The Kings School.
- Trains run from Worcester stations direct to London Paddington and Birmingham. Motorway access is via junction 6 of the M5 about 4 miles away.

For sale freehold

- Camp Cottage is an early 19th century, detached, two storey, brick building now in need of modernisation.
- Camp Cottage further benefits its riverside position with mooring and fishing rights along the river bank. There is

also good fishing managed by the Worcester and District United Anglers' Association along the rest of the river.

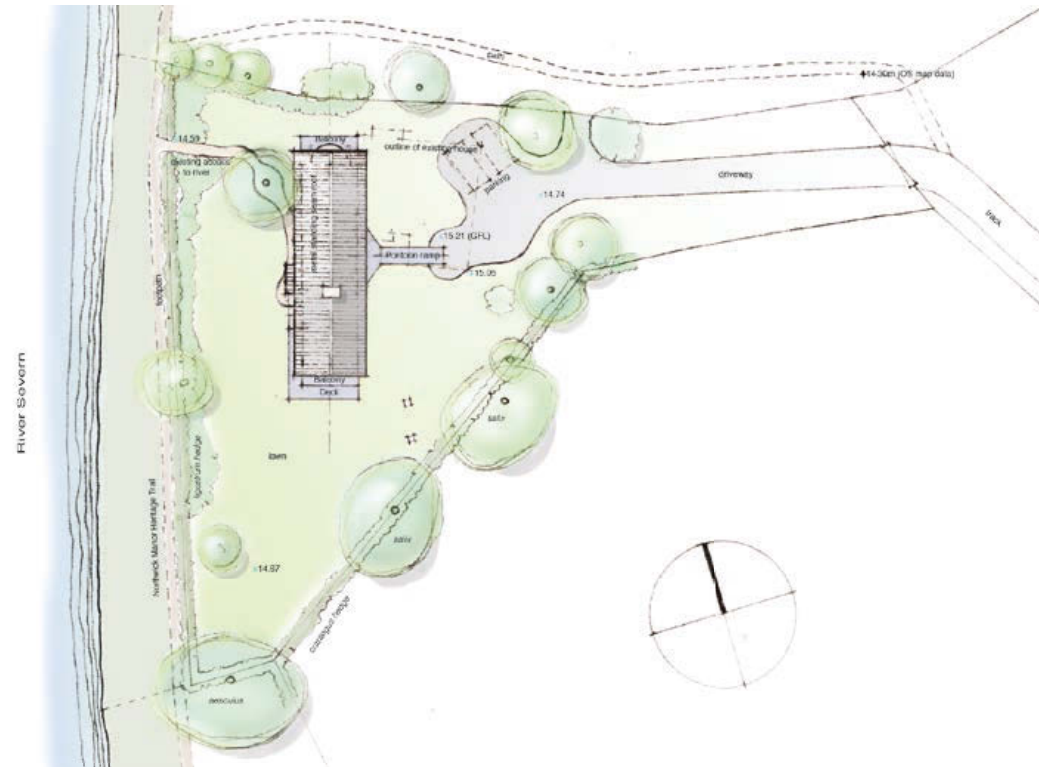
- Bevere lock and weir is close by and was built in 1846. The well maintained gardens are still tended by the lock keeper.
- Bevere Island is also a short trip by foot or boat and is the site of Bevere Bridge. Little is known about this handsome cast iron bridge, which crosses a branch of the River Severn to join the tiny Bevere Island.
- Bevere also offers an Art Gallery, farm shop and is only 2 miles from Kings Hawford School.
- Planning Consent Reference: W/15/00422/PN allows for the demolition of the existing cottage and replacement with a slightly larger detached, contemporary style, two storey dwelling, built on stilts with a finished floor level well above historic flood levels. Details of the application can be viewed on the local planning authority website
- The cottage has flooded – most recently in 2014 (see Agents note)
- The property is offered for sale by public auction (unless previously sold or withdrawn)

Agents Note

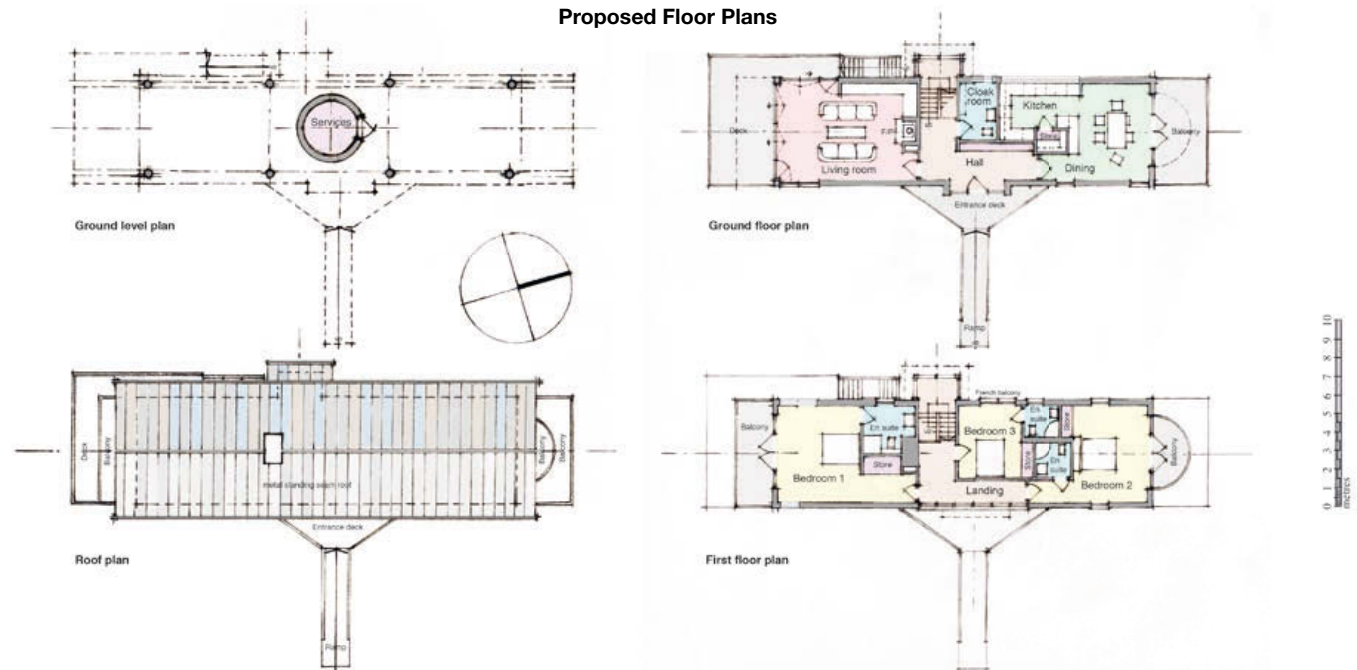
- Vehicular access to the property is via an unmade stone road across agricultural land belonging to Bevere Green Farm. A public footpath follows the river bank and another public footpath from the river, along the northern boundary of Camp cottage and then follows the vehicle access track past Bevere Green Farm to Bevere Green.
- A Flood Risk Assessment (FRA) Report prepared by Envirep, dated January 2015, ref. 63218R1 states: "The site appears to be located in Flood Zone 3b. The Planning Statement confirms that the site has flooded historically and the existing building on site flooded internally to depths of 1m during the January 2014 flood event. We note from the FRA that the Finished Floor Levels (FFLs) of the proposed residential unit will be set at a level of 17.2m above ordnance datum (AOD), which is 600mm above the 1 in 150 year flood level and above the FFL of the existing building on site, which is in the region of 15m AOD. Bearing in mind the 2014 historical flood depth provided in the FRA, the proposed FFL would be in the region of 1200mm above this recent historic flood level. Our records indicate that the 2014 flood event was greater than 2007 event in this location."

The Auction

- Camp Cottage is offered for sale by public auction, unless previously sold or withdrawn.
- The property is sold subject to its special and general conditions of sale which can be requested from the Vendors' Solicitor or inspected during normal office hours at the Solicitors, or the Worcester office of Knight Frank, prior to the sale.
- These conditions and rules can be expected in the sale room at the time of the sale but they will not be read.
- The Purchaser shall be deemed to bid on these terms, whether the conditions have been inspected or not.



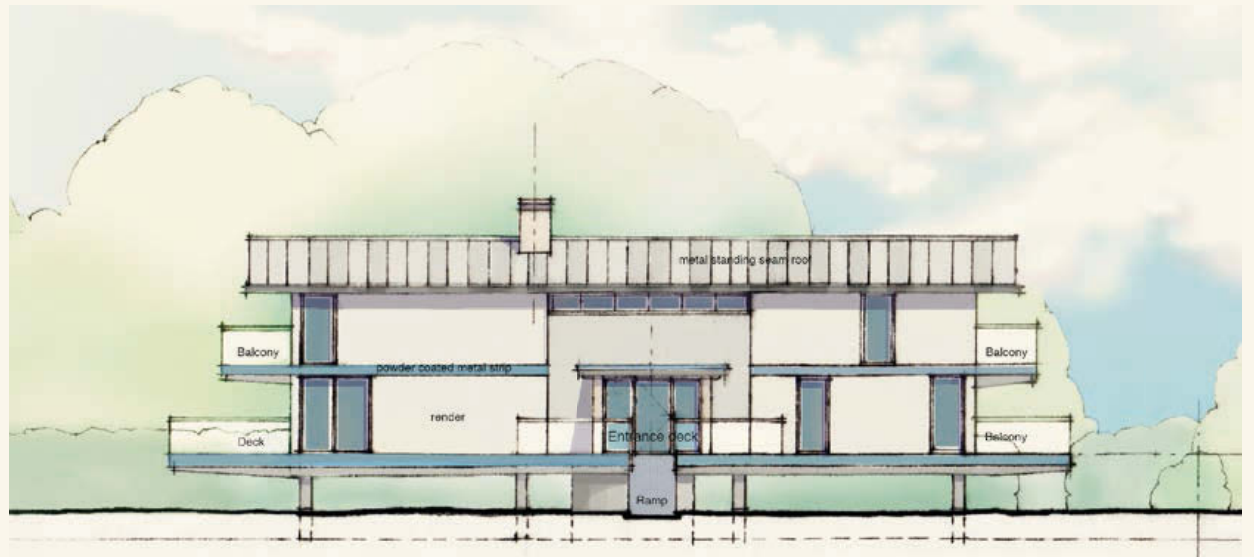
Proposed Floor Plans



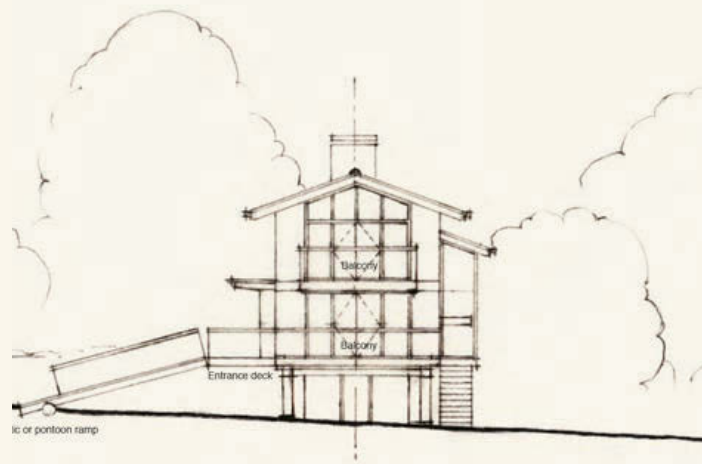
PROPOSED ELEVATIONS



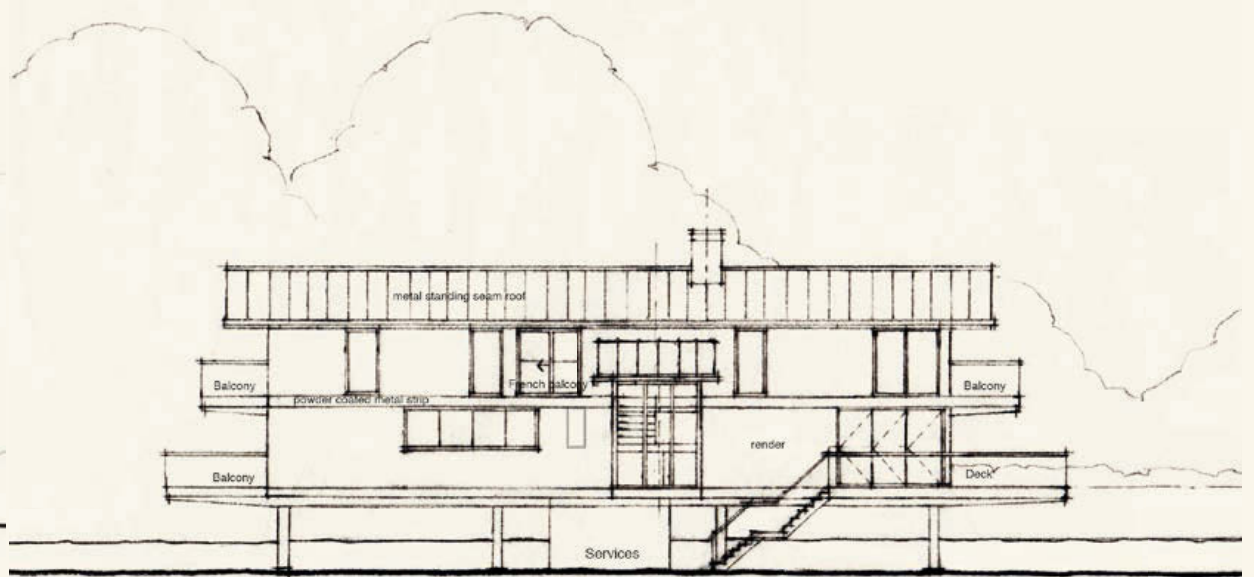
South Elevation



East Elevation



North Elevation



West Elevation

Solicitor

Martin Thomas,
Hallmark Hulme,
3-5 Sansome Place,
Worcester WR1 1UQ.
Tel: 01905 726 600
Email: martin.thomas@hallmarkhulme.co.uk

Services

Mains electricity, private drainage via septic tank,
private water supply.

Fixtures & fittings

All items mentioned in these sales particulars are
included in the sale. All others are specifically
excluded.

Local Authority

Wychavon Council:
01386 565000

Council Tax Band

E

Directions (WR3 7RG)

From Worcester take the A449 Ombersley road. On
the edge of town, before Gwillams farm shop turn left
into Green Lane. At the end of the road turn right into
Northwick Road and then the first turn left at Bevere
Green. Slowly approach the white metal gates which
will open automatically. Follow the road past The
Grange and Bevere Green Farm and bear right past
the farm buildings. Follow the track across the field
and Camp Cottage can be found on the banks of the
River – opposite The Camp Pub.

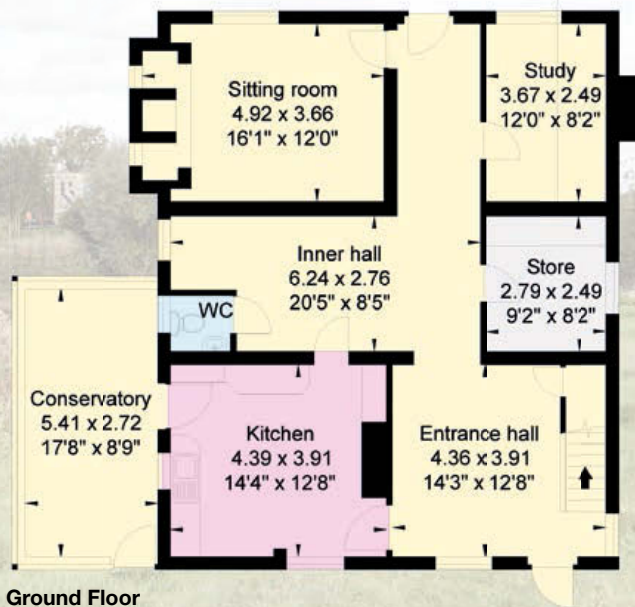
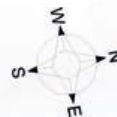




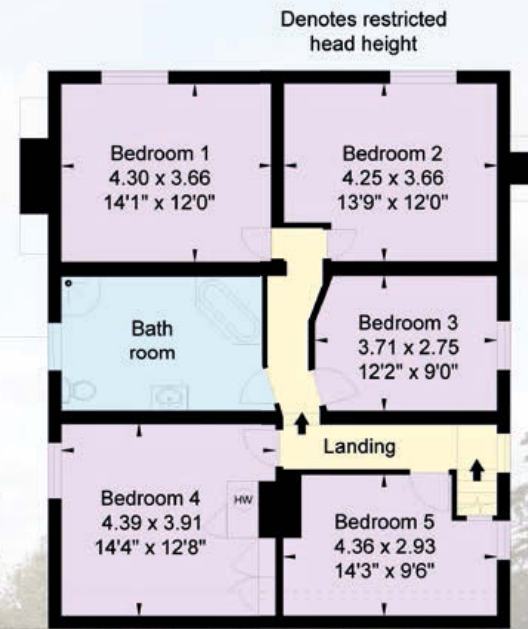
CAMP COTTAGE CURRENT FLOOR PLAN

Approximate Gross Internal Floor Area

209 sq m / 2250 sq ft



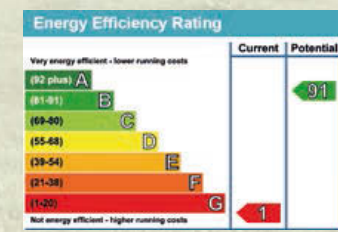
Ground Floor



First Floor

Denotes restricted head height

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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