



The Cart Shed & Cider Barn, Bockleton Road, Tenbury Wells, WR15 8PW
Price £100,000

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The Cart Shed & Cider Barn

Bockleton Road

Tenure: Malvern Hills

A listed barn with planning permission to convert in to a stunning home, retaining much of its original structure and period detailing. If you ever fancied building your own property but not sure how to go about it then this could well be the property for you.

- Self-build development opportunity
- Period barn conversion
- Many amazing original features
- approximately 1600 sq. ft
- parking and gardens
- semi-rural position
- 2/3 bedrooms; 2 bathrooms
- Sitting room with vaulted ceiling
- large open plan kitchen/dining room

Material Information

Price £100,000

Tenure: Freehold

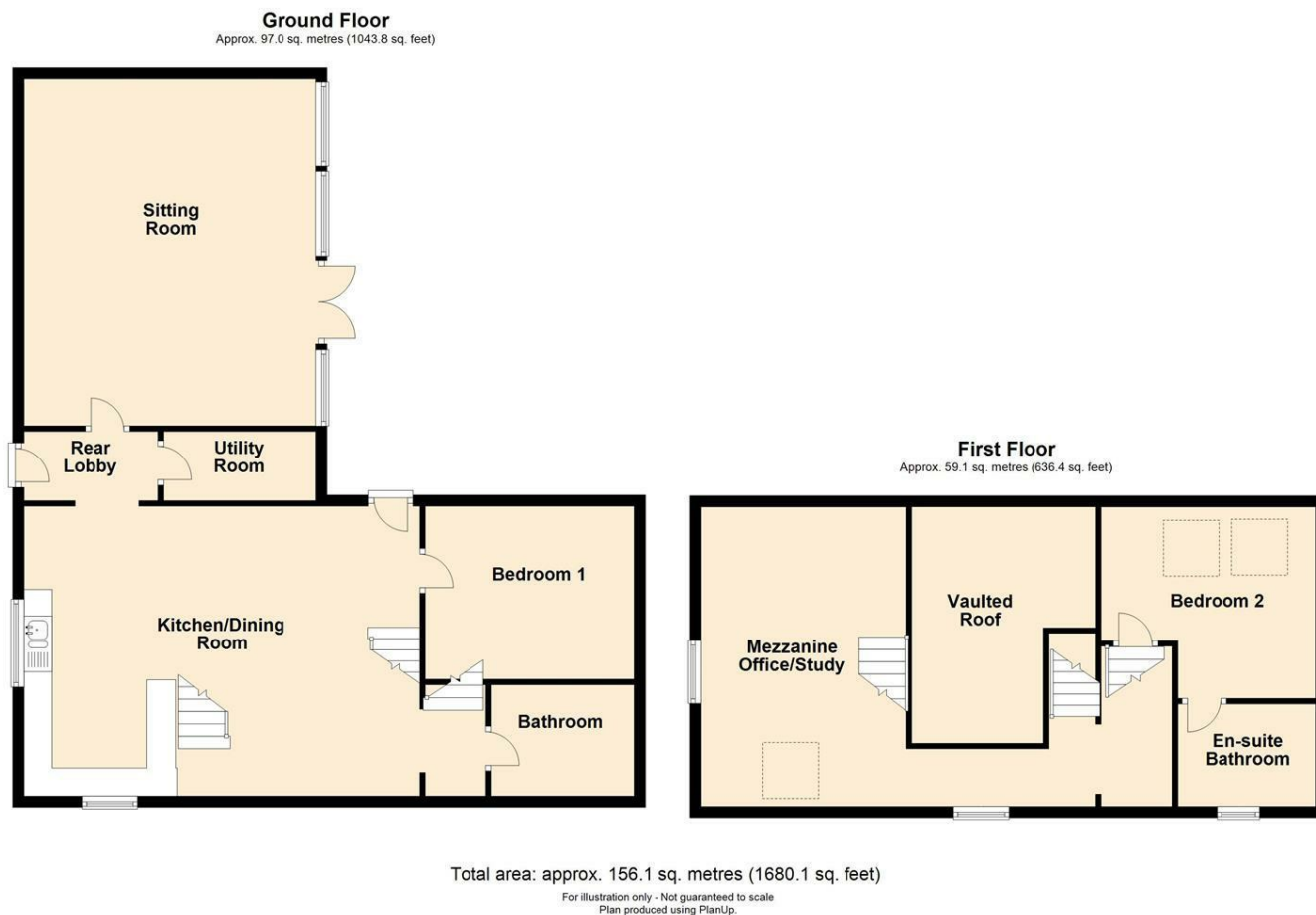
Local Authority: Malvern Hills

Council Tax: New Build

EPC: (null)

For more material information visit www.cobbamos.com

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The Cart Shed forms part of a larger complex of period barn conversions most of which have already been converted by the owner. Located in a wonderful rural position close to Tenbury Wells. The planning permission was granted originally in 2009 and as some of the barns have already been converted the planning permission is considered live and therefore there are no timescales to complete the remaining conversions.

Build options

The property is for sale on a self build basis, where the purchaser will have the option of converting it themselves or engaging the services of a builder. This will reduce the stamp duty element as this is only paid on the purchase price of the barn (but remember that no stamp duty is payable on properties under £250,000 unless it is purchased as a second home) and provide an opportunity to claim back the VAT.

The anticipated build cost is in the region of £300,000 (subject to personal choices and alterations) with a final value expected to be in the region of £525,000 (based on comparable properties sold and for sale in May 2024). Prices and costs can go up and down and buyers should anticipate some contingencies may be necessary. The anticipated build time is approximately 12 months

For more information on how a self build scheme works please contact the agent but for financial clarification on the tax implications please seek the advice of an accountant.

The accommodation

This barn will measure approximately 1600 sq. ft. and comprise of a stunning sitting room with one wall fully glazed and a vaulted ceiling. There is a utility room, huge kitchen/dining room again with a partially vaulted ceiling and a double bedroom. There is a staircase leading to a half landing where there is a bathroom and the staircase splits in two, one leading to a mezzanine office/study or occasional guest bedroom and the other to a second double bedroom with ensuite bathroom.

The floor plan is indicative of what can be achieved with the space but the beauty of being the developer is that, within reason, the internal layout could be altered to suit and some flexibility on finish. The floor plan has been created from architects drawings as it is impossible to measure accurately at this time and the finished property may vary.

Outside

The property benefits from ample parking for 3 or 4 cars and to the rear is an enclosed garden which is of a good size.

Agents notes

Mains water & electric.

Private drainage system to communal sewerage treatment plant.

Electric heat source pump with underfloor heating.

Freehold with some communal responsibilities.

The property is not listed but sits in the curtilage of a listed building so there are certain restrictions to planning and development which have already been satisfied.

The graphics shown are based on a CAD representation and depicts how the property could look once completed.

DIRECTIONS

What3Words: straw.witty.soils; Leave Leominster on the A49 travelling towards Ludlow. After approximately 0.5 miles take the right turning on to the A4112 signposted to Leysters & Kimbolton. Follow the road for approximately 7.5 miles proceeding through the village of St Michaels on to Oldwood Common. Take the right hand turning signposted to Brockleton and proceed for approximately 0.5 miles



