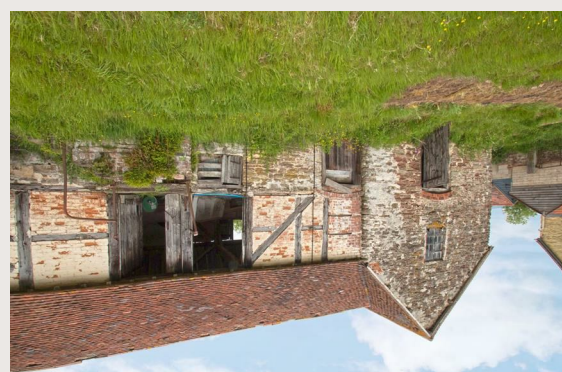




The Cider Barn, Bockleton Road, Tenbury Wells, WR15 8PW
Price £100,000

The Cider Barn Bockleton Road Tenbury Wells

A period 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 period features
- Approximately 1450 sq. ft.
- Parking & garden
- Semi rural position
- 2 bedrooms; 2 bathrooms

Material Information

Price £100,000

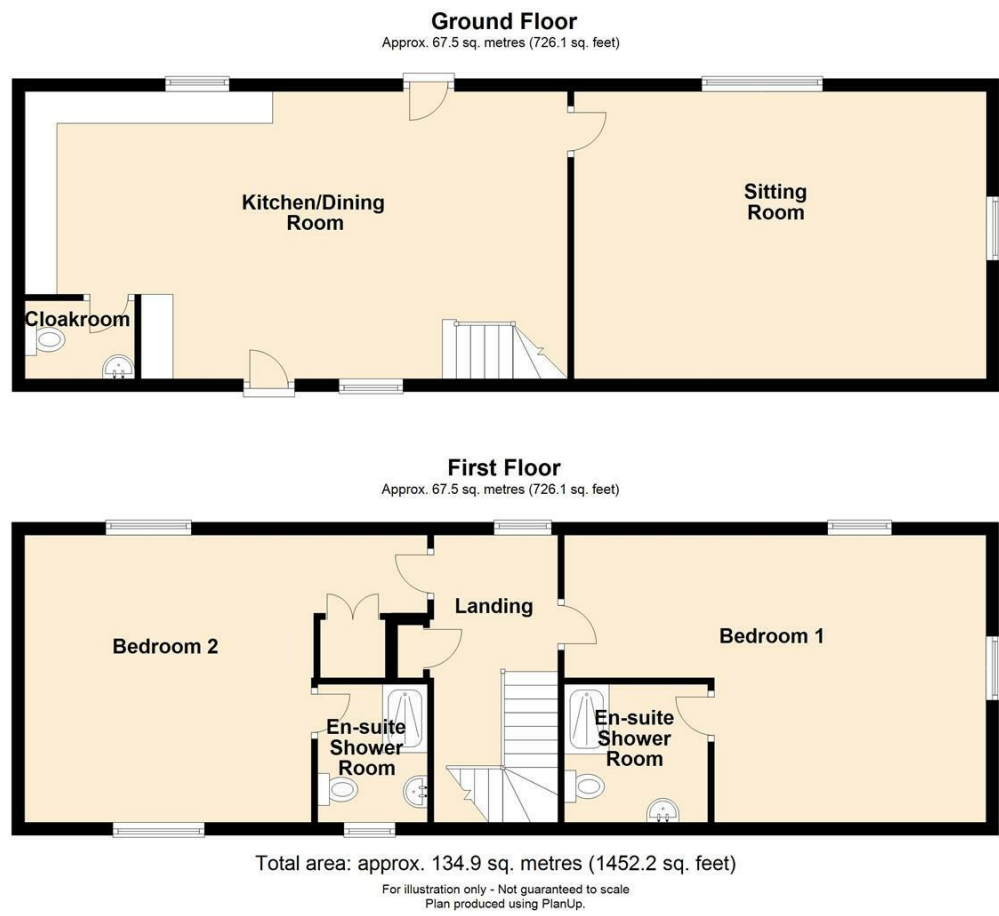
Tenure: Freehold

Local Authority: Malvern Hills

Council Tax: New Build

EPC: (null)

For more material information visit www.cobbamos.com



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 Cider Barn 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 current owner of the barns is Bond & Son Limited who are really experienced at converting listed barns and have converted the other barns on the farm as well as the actual farmhouse. They are happy to provide a quote to act as the main contractor should this be required. Already living on-site with their own joinery shop, they can provide the purchaser with a competitive quote to create the home of their dreams. This however would be a separate agreement and not linked to the sale of the property and a buyer is free to chose another contractor if they prefer. Bond & Sons are happy to provide references and introduce interested parties to other clients they have acted as the contractor for.

The anticipated build cost is in the region of £275,000 (subject to personal choices and alterations) with a final value expected to be in the region of £500,000 (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 1450 sq. ft. and comprise of a sitting room, utility room & WC and large kitchen/dining room. There is a staircase leading to first floor where there are two double bedrooms both with ensuite.

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 parking and an enclosed garden

Agents note

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

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 A4112signposted 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 and the barns can

