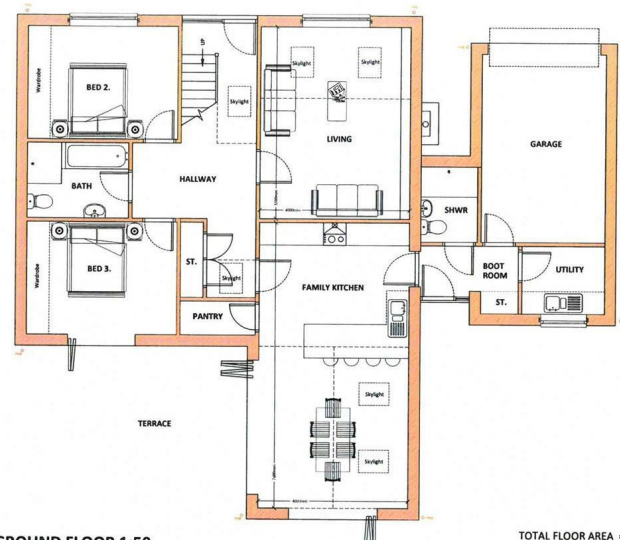
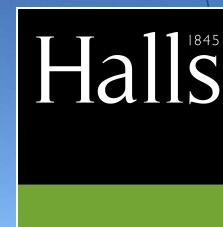


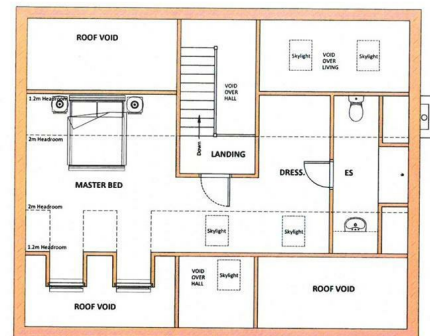
FOR SALE

Building Plot Button Oak, Kinlet, Bewdley, Worcestershire, DY12 3AG



GROUND FLOOR 1:50

TOTAL FLOOR AREA = 150m2



FIRST FLOOR 1:50



FOR SALE

Price £195,000

Building Plot Button Oak, Kinlet, Bewdley, Worcestershire, DY12 3AG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

CLOSING DATE FOR TENDERS:

12 NOON ON WEDNESDAY 25TH JANUARY 2023

This Building Plot in Button Oak is offered for sale by INFORMAL TENDER, to be submitted in writing to the agents on or before 12.00pm on Wednesday 25th January 2023 indicating the level of offer, solicitors details and financial position.

Proposed Development;

Erection of one dwelling; formation of new vehicular access with visibility splay; installation of gates; installation of package treatment plant.

Application Number: 20/00127/FUL - Shropshire Council



FOR SALE

FOR SALE BY INFORMAL TENDER.

Proposed Dwelling West of Windrush, Buttonoak, Kinlet Shropshire DY12 3AG

CLOSING DATE FOR TENDERS:

12 NOON ON WEDNESDAY 25TH JANUARY 2023

Windrush Building Plot is offered for sale by INFORMAL TENDER to be submitted in writing to the agents on or before 12.00pm on Wednesday 25th January 2023 indicating the level of offer, solicitors details and financial position.



null Reception Room/s



null Bedroom/s



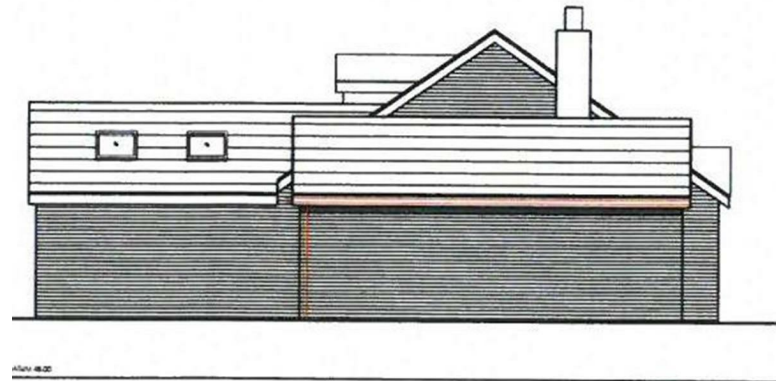
null Bath/Shower Room/s



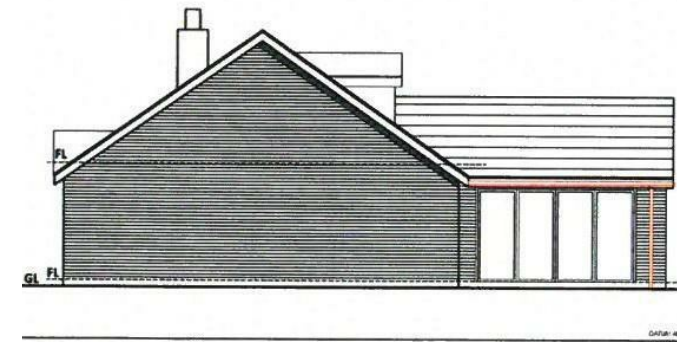
FRONT ELEV. 1:100



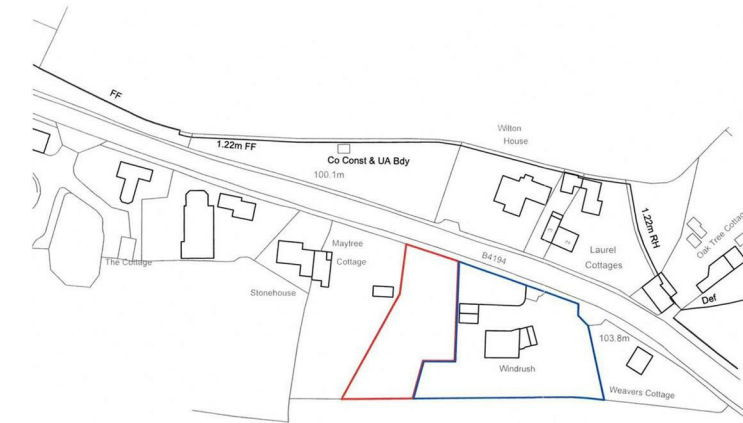
REAR ELEV. 1:100



SIDE ELEV. 1:100



SIDE ELEV. 1:100



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- A Fabulous Development Opportunity
- Rural Building Plot with Planning Permission
- Proposed Detached Dormer Bungalow
- 3 Double Bedrooms
- Dressing Room & 3 Bathrooms
- Living Room
- Generous Open Plan Kitchen Diner
- Attractive Private Gardens
- Attached Garage & Off Road Parking
- View By Appointment

DEVELOPMENT OPPORTUNITY

Plans have been passed for the erection of a spacious and attractive detached Dormer Bungalow with three bedrooms in total, two to the ground floor sharing a bathroom as well as a fabulous first floor bedroom suit with plenty of light and space with fitted storage, and skylights and incorporating a useful dressing area and en-suit shower room.

As well as the two double bedrooms to the ground floor, there is a generous living room to the front aspect and a wonderful open plan kitchen diner to the rear, with bi-fold doors opening onto the private rear garden and overlooking the beautiful Wyre Forest beyond. For country living, there is also another shower room, useful boot room and a separate utility room to the rear of the attached garage. Outside, the property sits within private gardens backing on to the Wyre Forest with a driveway to the front allowing for off road parking and accessing the garage.

CLOSING DATE FOR TENDERS 12 NOON WEDNESDAY 25/01/2

Christmas Cottage Building Plot in Button Oak is offered for sale by INFORMAL TENDER to be submitted for consideration, in writing to the agents on or before 12.00pm on Wednesday 25th January 2023 indicating the level of offer, solicitors' details and financial position.

Proposed Development Erection of one dwelling; formation of new vehicular access with visibility splay; installation of gates; installation of package treatment plant.

DESCRIPTION

Plans have been passed for the erection of a spacious and attractive detached Dormer Bungalow, Christmas Cottage, with three bedrooms in total, two to the ground floor sharing a bathroom as well as a fabulous first floor bedroom suit with plenty of light and space with fitted storage, and skylights and incorporating a useful dressing area and en-suit shower room.

As well as the two double bedrooms to the ground floor, there is a generous living room to the front aspect and a wonderful open plan kitchen diner to the rear, with bi-fold doors opening onto the private rear garden and overlooking the beautiful Wyre Forest beyond. For country living, there is also another shower room, useful boot room and a separate utility room to the rear of the attached garage.

Outside, the property sits within private gardens backing on to the Wyre Forest with a driveway to the front allowing for off road parking and accessing the garage.

LOCATION

The land to the west of Windrush in Button Oak is situated in one of the more popular rural locations set within the wonderful Wyre Forest, a large, semi-natural woodland and forest which straddles the borders of Worcestershire and Shropshire covering an area of 2,634 hectares (6,509 acres), and is noted for its variety of wildlife and it is one of the largest remaining ancient woodlands in Britain. The plot offers great access to Bewdley, which has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. With a comprehensive range of amenities both sporting and recreational and a variety of local shops, and a doctor's surgery within Bewdley which offers something for everyone, with Birmingham approximately 24 miles and the cathedral city of Worcester approximately 18 miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

MILEAGE

Mileage (all distances approximate)
Bewdley 2.5 miles Kidderminster 5 miles Cleobury Mortimer 7 miles Worcester 18 miles Birmingham 24 miles

DIRECTIONS

From Bewdley pass the church on your right and bear right onto the B4194 and Dowles Road and continue for approximately 4 miles and on entering Button Oak at the reduced speed 30mph sign, the plot will be found just a short distance on the left hand side as indicated by the agents For Sale board.

AGENTS NOTE

Closing date for all tender bids by 12.00pm on Wednesday 25th January 2023.

NB. The plot has currently erected temporary fencing that indicates the specific plot boundaries which are to be taken as the official boundary lines. The successful purchaser will be required to exchange contracts within 4 weeks of their offer being accepted and solicitors instructed, at which point they will also be required to replace the current fences with more permanent private 6ft wooden tongue & groove fences with wooden posts (not concrete) as the temporary ones will be removed by the current owner.

SERVICES

Mains water, electricity, are available to be connected. A drainage treatment plant and Air Source Heat Pump would be required to be inserted. None of these services have been tested and all interested parties should obtain verification through their solicitor before entering a legal commitment to purchase.