



BARN FOR CONVERSION TO RESIDENTIAL DWELLINGS

MAIN STREET, WORMINGTON, BROADWAY, GLOUCESTERSHIRE

VENDOR'S AGENT



Sworders, The Hall,
Priory Hill, Rugby Road,
Wolston, Warwickshire,
CV8 3FZ

Contacts: George Percy and
Alice Sharlot
T: 01788 435 435
E: george.percy@sworders.com
E: alice.sharlot@sworders.com

BARN FOR CONVERSION TO RESIDENTIAL DWELLINGS

MAIN STREET, WORMINGTON, BROADWAY, GLOUCESTERSHIRE, WR12 7NL

Barn with Prior Approval Consent for conversion to five residential dwellings

- Development opportunity in an excellent rural setting
- On the edge of the village of Wormington overlooking open countryside
- Prior Approval Consent for conversion to five residential dwellings under Class Q of the Town and Planning (General Permitted Development) (England) Order 2015 (as amended)
- Approximately 4.5 miles to Broadway, 6 miles to Evesham and good access to A46 and M5

OFFERED AS A WHOLE
VIEWING STRICTLY BY APPOINTMENT ONLY





DESCRIPTION

The site extends to approximately 0.13 hectares (0.33 acres) with a barn extending to approximately 495 square metres. Prior Approval has been given to convert the barn to five residential dwellings.

The property overlooks open countryside and is considered to be an excellent development opportunity to develop unique houses in a rural setting.

LOCATION

The site is located on the edge of the Gloucestershire village of Wormington. It is approximately 4.5 miles from Broadway which offers local amenity services and a Primary School. Evesham is approximately 6 miles from the site offering further services including; leisure facilities, retail and restaurants. Evesham train station offers direct services to London and Oxford. Birmingham International Airport can be reached within 1 hour 10 minutes by car.

PLANNING

Prior Approval has been granted for development permitted under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by Tewkesbury Borough Council under application reference 18/01103/PDAD which allows for the conversion of the barn to five residential dwellings. The Prior Approval includes pre-implementation conditions. Details of the application, drawings and the decision are available within the information pack, details of which can be provided on request.

ACCESS

Access to the site is via the existing track to the barn off Main Street. The property benefits from a right of way over the existing track. Further information including Land Registry titles are contained in the additional information pack.

SERVICES

The site has the benefit of an existing private water supply and a 3 phase electricity supply. Purchasers should make their own investigations in services and capacity.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath runs to the south of the building offered for sale. There are no other known public rights of way affecting the land. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be responsible for fencing the boundary with a suitable fence and where necessary allowing for the public footpath. A plan detailing the boundary points is contained in the information pack. The purchaser is deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

ADDITIONAL INFORMATION PACK

An additional information pack is available including copies of the planning documents and plans.

GENERAL INFORMATION

Gloucestershire County Council -
01452 425000

Tewkesbury Borough Council - 01684 295010

Western Power Distribution - 0800 096 3080

Severn Trent - 0345 750 0500

National Grid - 0800 0745 788

VIEWING

Strictly by appointment only with the Vendor's Agent.

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DIRECTIONS

From Evesham follow the A46 to the south towards Cheltenham and the M5. After approximately 1 mile, turn left towards Aston Somerville. Within the village of Aston Somerville follow the road to the right onto School Road. Follow the road for approximately 1.3 miles and the barn is located on the right hand side, opposite the turning into Meadow Lane.

IMPORTANT NOTICE

Sworders for itself and the Owners of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract.



All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

No employee of Swords has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

Particulars prepared in May 2019
Photographs taken in May 2019

SURVEYORS | PLANNERS | ARCHITECTS

The Hall, Priory Hill, Rugby Road, Wolston, Warwickshire, CV8 3FZ T: 01788 435 435 www.swords.com