

## 5 Plots and House at South Littleton

Bowery House, Main Street, South Littleton, Worcestershire, WR11 8TJ

- Lot 1: Land with implemented planning permission for 5 no. houses
- Lot 2: 3 bedroom semi-detached house in need of refurbishment





# Development Opportunity and Potential for Refurbishment

## Bowery House, South Littleton – For Sale in Two Lots



### LOCATION (Sat Nav: WR11 8TJ)

South Littleton, the southernmost of the 'Littletons' is a rural Worcestershire village lying approximately 3 miles to the north east of the market town of Evesham. The village benefits from a primary school, convenience store/Post Office, sports clubs, takeaway and nearby pub. The larger urban centres of Stratford-on-Avon (12 Miles), Worcester (19 miles) and Cheltenham (20 miles) provide an excellent range of educational, leisure, retail and cultural facilities. The nearest railway stations can be found at Honeybourne (3 miles) and Evesham (4 miles) where there is a main line to Paddington.

### LOT 1: Land for 5 no. Houses

The site extends to approximately 0.34 acres and benefits from two separate planning consents for a total of 5 no. dwellings. The site is bound to the north by a natural stone wall which borders the church. The eastern boundary fronting the Main Street and has a natural stone wall which is to be retained. The area consented for 2 no. plots is laid to grass and is bordered by residential dwellings and garden land.

Access for the duration of the newbuild construction works is to be off Main Street, across the driveway to Bowery House. Once completed, the newbuild houses to be accessed via St Michael's Close, retuning Bowery House to a private driveway.

### LOT 2: Bowery House

The property comprises a three bedroom semi-detached house, in grounds of approximately 0.14 acres, and extends to an approximate Gross Internal Area (GIA) of 1,180 sq.ft (109.6sqm). The house has undergone initial refurbishment works but requires further refurbishment and modernisation, possibly with scope for further extension (subject to planning).

Lot 2 also benefitted (now lapsed) from planning permission to convert the existing garage (to Main Street) to provide ancillary accommodation for Bowery House.

### PLANNING

The Local Planning Authority is Wychavon District Council. The site lies within the Conservation Area of South Littleton.

The relevant planning applications are as follows:

**W/10/02347/PN** – Erection of 2 no. three bedroom semi-detached houses using existing vehicular access and including car-parking. Approved at Appeal in August 2011 ref: APP/H1840/A/11/2150624. Understood to have been implemented.

**W/10/00909/PN** - Erection of 3 no. 3 bedroom terraced houses utilising existing vehicular access and including car parking. Approved September 2010. Understood to have been implemented.

**W/15/01472/PP** - Conversion of existing outbuilding/garage to provide additional ancillary accommodation to existing house. Approved August 2015, but assumed to have lapsed.

### SERVICES

We understand that the house benefits from all mains services including water, drainage, gas and electricity, but we have not checked any of the services. We have been advised that the house is likely to require full rewiring. Heating is provided from a gas fired boiler.

### FURTHER INFORMATION

A data link has been prepared that provides information on method of sale, indicative plans and EPCs. Please email: [lucy.stevens@brutonknowles.co.uk](mailto:lucy.stevens@brutonknowles.co.uk) for further information.

Link to virtual tour: [Video Tour - Dwelling and Plots](#)

### GUIDE PRICE

**Lot 1** – £500,000

**Lot 2** – Offers are invited in excess of £250,000.

### TENURE

The site is offered Freehold with Vacant Possession.

### VAT

VAT will not be chargeable on the purchase price.

### VIEWING

Viewing for the property and land is by prior appointment on:

- Tuesday 12<sup>th</sup> April 2022 (11am-1pm)
- Tuesday 19<sup>th</sup> April 2022 (11am-1pm)
- Tuesday 26<sup>th</sup> April 2022 (11am-1pm)

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

### TERMS

The site is offered for sale by Informal tender, with offers invited for either:

- Lot 1
- Lots 1 & 2 combined

**Note: Lot 2 is not for sale in isolation.**

Offers are to be submitted to Jack Mouldsdales by email: [jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk) and are to be received by Noon on **Friday 29<sup>th</sup> April 2022**. A Tender Form is available upon request.

### SUBJECT TO CONTRACT - APRIL 2022





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Bowery House, South Littleton



Foundations of rear plots



Entrance to plots from St Michael's Close

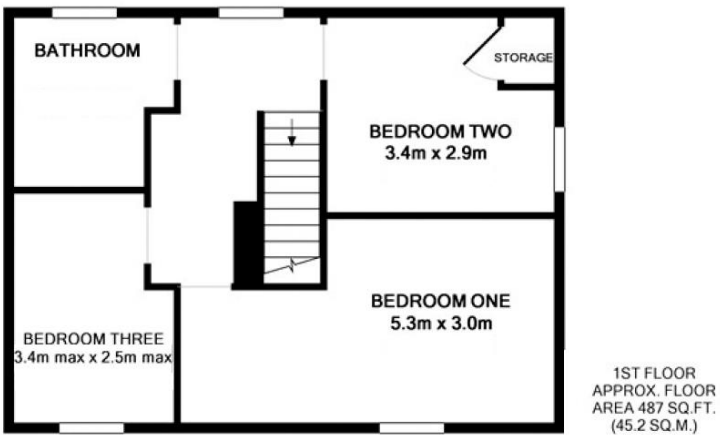
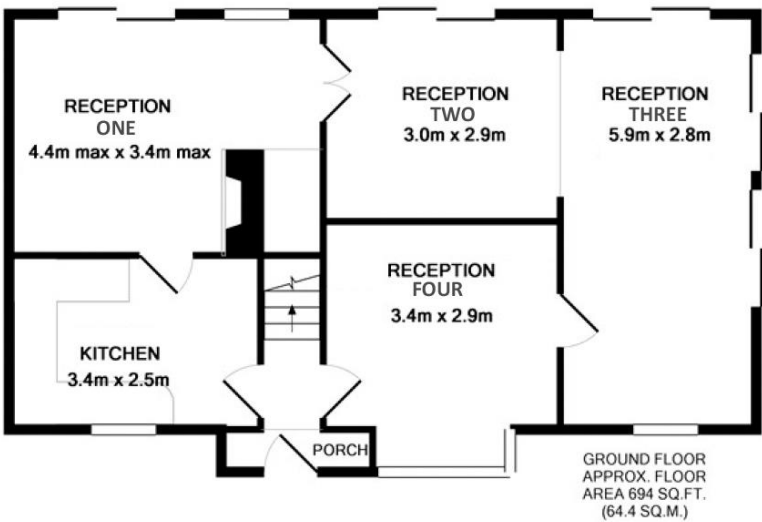




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FLOOR PLANS



TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

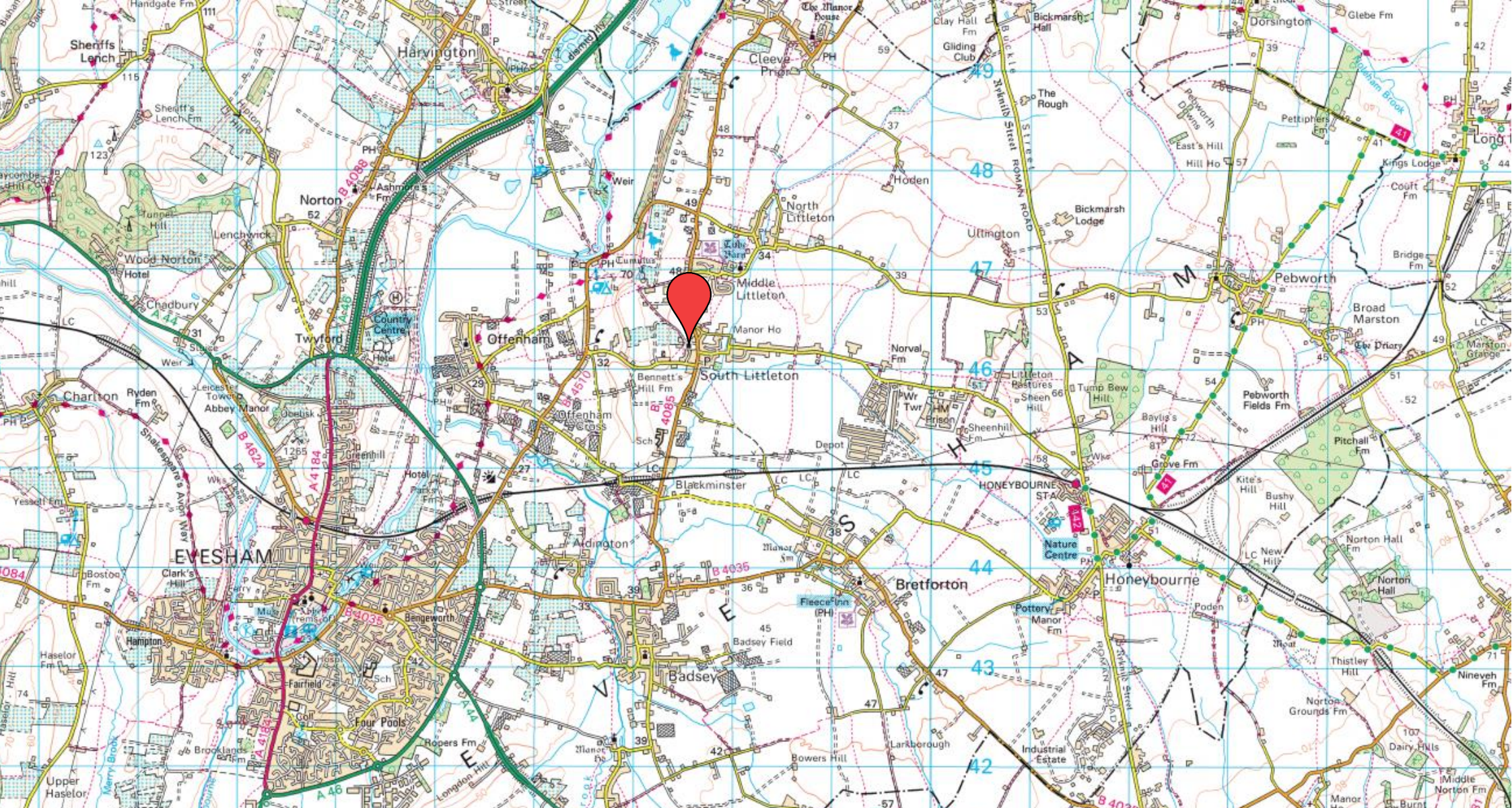
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



Regulatory - Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.





## CONTACT

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