



DEANSLAKE FARM

CAKEBOLE, CHADDESLEY CORBETT,
KIDDERMINSTER, DY10 4DY

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DIRECTIONS

From the A442 Kidderminster Road, turn onto Curslow Lane, after just over ½ mile turn right onto a unnamed lane. After approximately 150m the driveway to the property will be situated on your left hand side.

SITUATION

Deanslake Farm enjoys a rural yet easily accessible location. The property is situated in the hamlet of Cakebole, approximately 2 miles from the popular north Worcestershire village of Chaddesley Corbett. The village provides a range of local amenities

including pubs, village stores, farm shop and the Chaddesley Corbett primary school. The property is well placed for commuting with good motorway access and railway stations at Kidderminster, Hagley and Blakedown.



DEANSLAKE FARM

The property provides a rare opportunity to purchase a smallholding with Farmhouse, Outbuilding and Land extending in all to circa. 16.53 acres (6.69ha).

Deanslake Farmhouse is a detached, white painted brick property offering accommodation over two floors. The house is in need of modernisation and refurbishment throughout but offers huge potential for modernising and upgrading to create a fantastic country family home.

Currently the ground floor accommodation comprises of a front Entrance Hall, interlinked Sitting Rooms/Dining Room, Kitchen/Breakfast Room, Boot Room/Utility with WC off. On the first floor, there are three Bedrooms and a Bathroom with fitted suite. There is also an external store.

The Farmhouse enjoys a relatively spacious plot, extending to over ½ an acre. The property sits back from the council highway within its own pleasant lawned gardens interspersed with mature trees with a in and out gravelled driveway and parking area.

LAND

Lying to the west of the house there is a single parcel of relatively level arable land with free draining soils. The parcel extends to approximately 14.1 acres (5.7ha) and has been utilised in recent years to grow arable crops including potatoes. The land benefits from a long stretch of road frontage and a roadside gated access of Curslow Lane.

Lying to the south, there is a single enclosure of relatively level permanent pasture land extending to approximately 1.7 acres (0.69ha). The land benefits from roadside gated access off the unnamed lane fronting the property. The parcel offers a useful piece of grazing land or land to simply enjoy.

OUTBUILDING

Sitting adjacent to the farmhouse there is a box profile, steel frame building offering useful storage space. The building offers potential for conversion to alternative uses (subject to necessary consents).



SERVICES

The house is served by mains water and electric and has septic tank drainage. The property has an oil fired boiler. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

BASIC PAYMENT SCHEME AND ENVIRONMENTAL STEWARDSHIP

It is understood that part of the land is registered on the rural land register and the previous tenant claimed payments under the Basic Payment Scheme. The entitlements are not included within the sale. The property is not entered into any Environmental Stewardship scheme.

MINERALS SPORTING AND TIMBER RIGHTS

As far as they are owned, the mineral and sporting rights, as well as standing timber are included in the freehold sale.

TENURE

The property is freehold and vacant possession will be available on completion.

FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Fine Point Way, Kidderminster DY11 7WF

VIEWING

Strictly by appointment via the Sole Agents on 01905 672 072.

VENDORS SOLICITORS

Sarah Denney - Richards of Denney King Solicitor, Unit 1 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Evesham, WR11 1GP T: 07903 414938 E: sarah@denneyking.co.uk

METHOD OF SALE

The property will be offered for sale by Online Auction, see more information and bid on the Lovatt & Nott website.

Completion is due to take place 6 months after the auction or earlier if mutually agreed (subject to charity commission consent) The Property will be offered subject to an undisclosed reserve price and the vendor reserves the right, through the auctioneers, to bid up to these set reserve prices.

A legal pack will be available on Lovatt & Nott's online auction page and interested parties will need to register before accessing the legal documents.

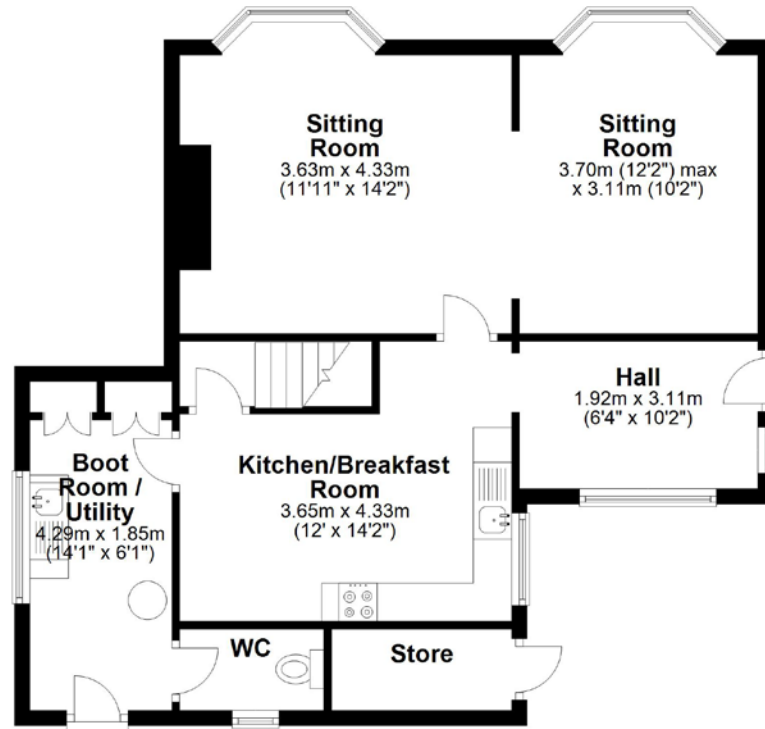
For further information about the Online Auction process, please speak to the selling agent.

CONDITIONS OF SALE

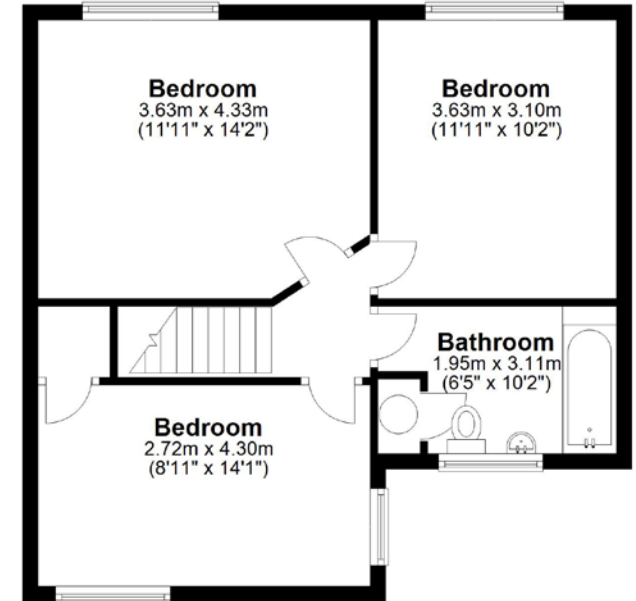
The Property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Nott online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

A legally binding exchange of contracts occurs where the reserve is met and the timer reaches zero. A holding deposit will be taken from the purchaser and they have until 12pm the next working day to pay the balance of the deposit to total 10% of the purchase price.

Ground Floor



First Floor



Total area: approx. 114.7 sq. metres (1234.4 sq. feet)
Deanslake Farm, Cakebole

IMPORTANT NOTICES

Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires. The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (inc VAT) is retained by Lovatt & Nott/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

