



JASMINE COTTAGE, MIDDLE COTTAGE & THE OLD STORES

CUTNALL GREEN, DROITWICH, WR9 0PW

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SITUATION

The properties are located in the sought after and popular village of Cutnall Green. The village has a wonderful community and superb facilities to include village shop with tearooms and post office, public houses and restaurant. The village also benefits from a primary school, memorial hall, tennis and cricket club. Further amenities for shopping, leisure and education can be found within the nearby centres of Droitwich, Kidderminster and Worcester.

The property is well placed for access to the surrounding towns and cities, Droitwich (4 miles), Worcester (10 miles), Kidderminster (8 miles), Birmingham (25 miles). Junction 5 of the M5 is also easily accessible. Railway stations are available at Droitwich, Kidderminster and Worcester.



DESCRIPTION

The property provides an excellent portfolio of three adjoining period-style terraced cottages sitting within a generous plot offering potential for further residential development (subject to necessary consents). The properties have been in the same family ownership for approximately 70 years.

The cottages themselves would benefit from modernisation and refurbishment but provide purchasers with the chance to create wonderful village homes with an array of character features to include quarry tile floors, timber beams and fireplaces.

The cottages have in recent times been utilised as three separate dwellings but offers potential purchasers the opportunity to combine the properties into one or two larger dwellings (subject to the necessary consents).

Adjoining the cottages are some timber framed garages/outbuildings together with stoned parking/turning area. The

property, lying within Cutnall Green development boundary, provides ample space and opportunity for further residential development or improved amenity/parking facilities (subject to the necessary consents). A copy of the pre-application planning advice received from Wychavon District Council is available from the selling agents upon request.

"The Site you have identified lies within the development boundary where new residential development is acceptable in principle in accordance with policy SWDP2 of the South Worcestershire Development Plan. Cutnall Green is identified as a category 3 village in Annex D Hierarchy of Settlements of the SWDP. SWDP2 highlights such villages provide a range of local services and facilities and set out that infill development within the development boundary is acceptable in principle subject to the more detailed design policies"

Extract from Pre-Application advice 16th November 2018

SERVICES

Mains electric, water and sewerage.

The Old Stores heating system is served from a Stanley Stove (understood to require repair), Jasmine Cottage LPG central heating system, Middle Cottage multifuel boiler central heating system.

None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

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

Wychavon District Council The Civic Centre
Queen Elizabeth Drive Pershore WR10 1PT.
Tel: 01386 565000

VIEWING

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



SALE PLAN

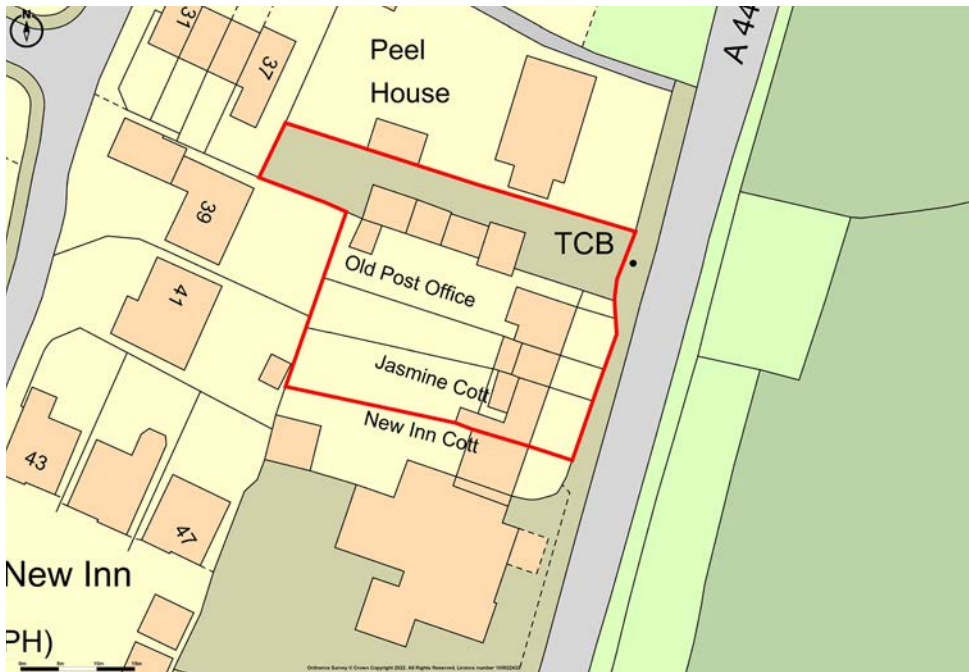
The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

VENDORS SOLICITORS

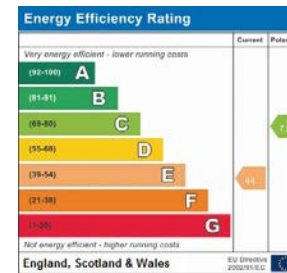
Justin Parker, mfg Solicitors LLP, Adam House, Birmingham Rd, Kidderminster DY10 2SH.
justin.parker@mfgsolicitors.com
01562 820181



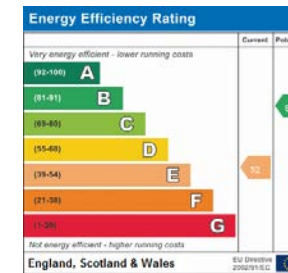
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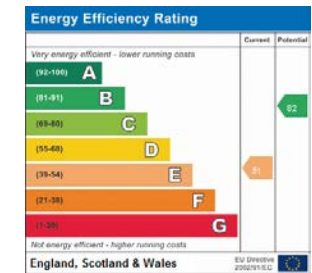
JASMINE COTTAGE



MIDDLE COTTAGE



THE OLD STORES



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