



Weston Road, Evesham, WR11 7HW

# Property Description

A fantastic opportunity to acquire a plot of land with full planning permission to erect a single live-work unit. Full planning details can be found on the Wychavon planning portal using the reference - W/23/01015/FUL.

The live-work unit will consist of a two storey building, with associated live and work elements. Separate entrances to each live and work elements are proposed, and the layout will comprise of :

Live - 125m<sup>2</sup>

Ground Floor : Living room, kitchen / diner, utility room and W/C

First Floor : Three double bedrooms (mater with en-suite and dressing), and a bathroom.

Work - 196m<sup>2</sup>

Ground Floor : Storage, accessible W/C, W/C, kitchen and workshop space.

First Floor: Meeting room, office space, server/printer room & storage.

The GIA of the live elements totals 125m<sup>2</sup> and the GIA of the work element totals 196m<sup>2</sup> of floorspace. This equates to a 39% to 61% split in accordance with this criterion.





## Key Features

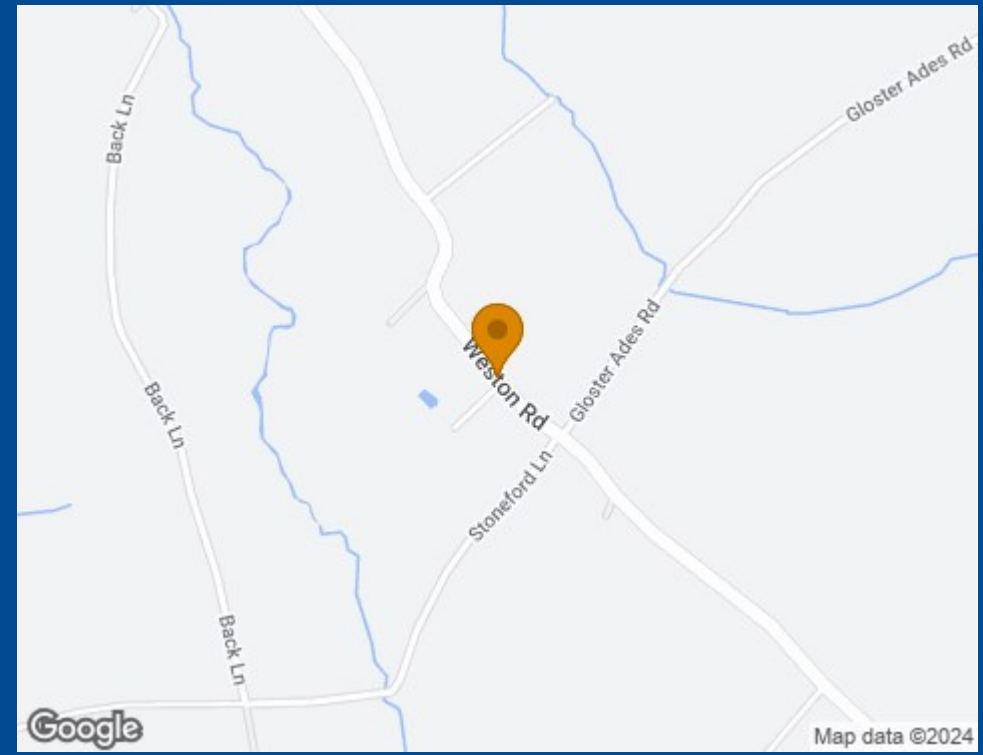
- A plot with full planning permission for a single live-work unit
- Wychavon District Council planning reference - W/23/01015/FUL.
- Two storey detached unit
- Work floorspace of 196m<sup>2</sup>
- Live floorspace of 125m<sup>2</sup>
- Total mixed floorspace of 321m<sup>2</sup>
- Located in the village of Bretforton
- Entirely separate work - live spaces with separate entrances and toilet facilities

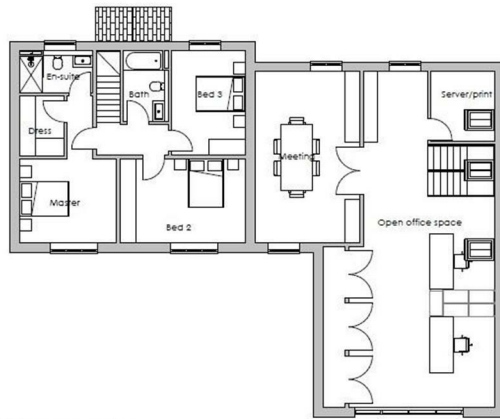
**£250,000**

## Location

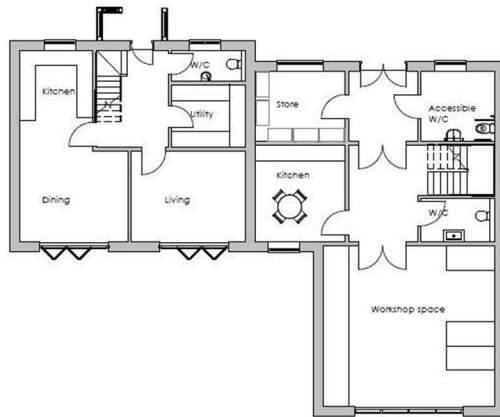
Bretforton is a rural village in Worcestershire, England, approx. 4.4 miles (7.1 km) east of Evesham, in the Vale of Evesham.

There is a village hall, a garage, a sports and social club, a village pub (the Fleece Inn) and a Royal British Legion club. Bretforton also has a village school, St Leonard's Church and a cricket club which runs two teams.





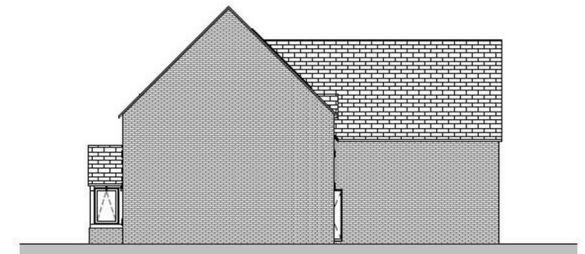
2 FF level existing  
1 : 100



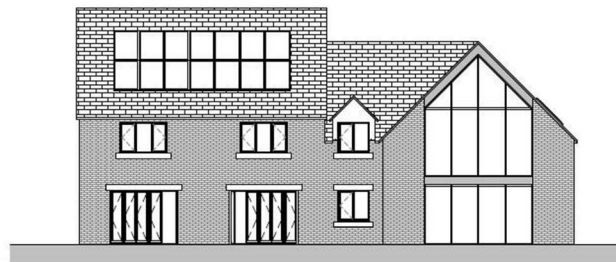
1 GF level existing  
1 : 100



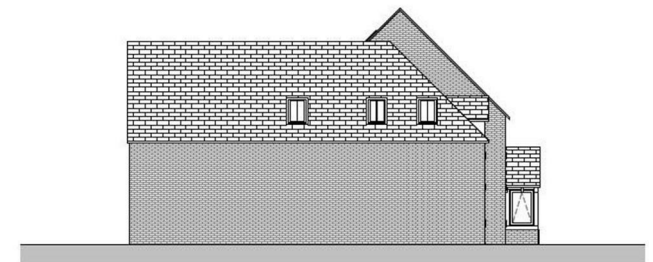
North East Elevation  
1 : 100



North West Elevation  
1 : 100



South West Elevation  
1 : 100



South East Elevation  
1 : 100

Function	GIA (m <sup>2</sup> )	%
Live	196m <sup>2</sup>	39%
Work	125m <sup>2</sup>	61%
Sum	321m <sup>2</sup>	100%

0m 1m 2m 3m 4m 5m  
VISUAL SCALE 1:100 @ A1

**SHELDON BOSLEY KNIGHT** LAND AND PROPERTY PROFESSIONALS  
Tel: 01783 288 888  
W: planning@sheldonsbosleyknight.co.uk

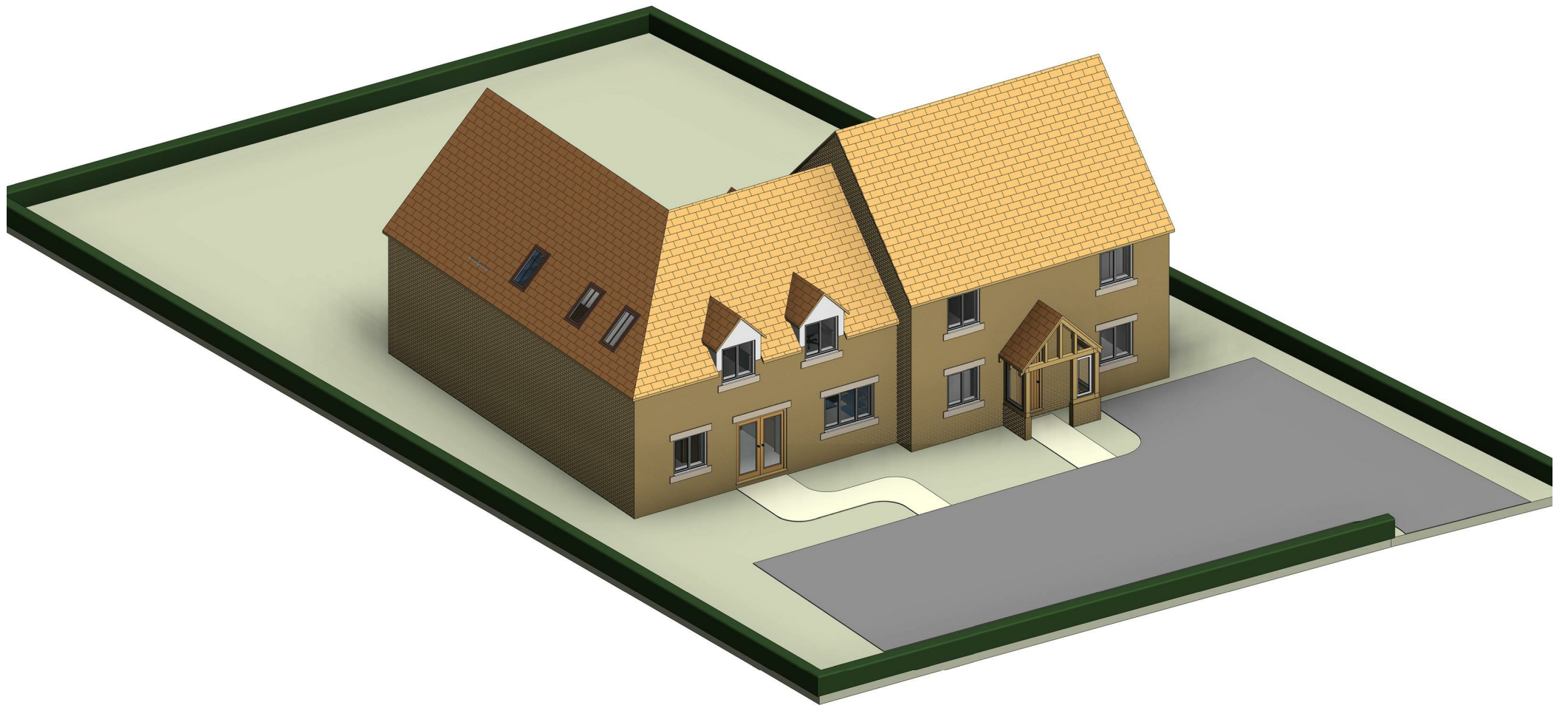
Land Adjacent to 86 Weston Road,  
Bathford, Evesham, WR11 7AW

Project Title  
Live/Work Unit

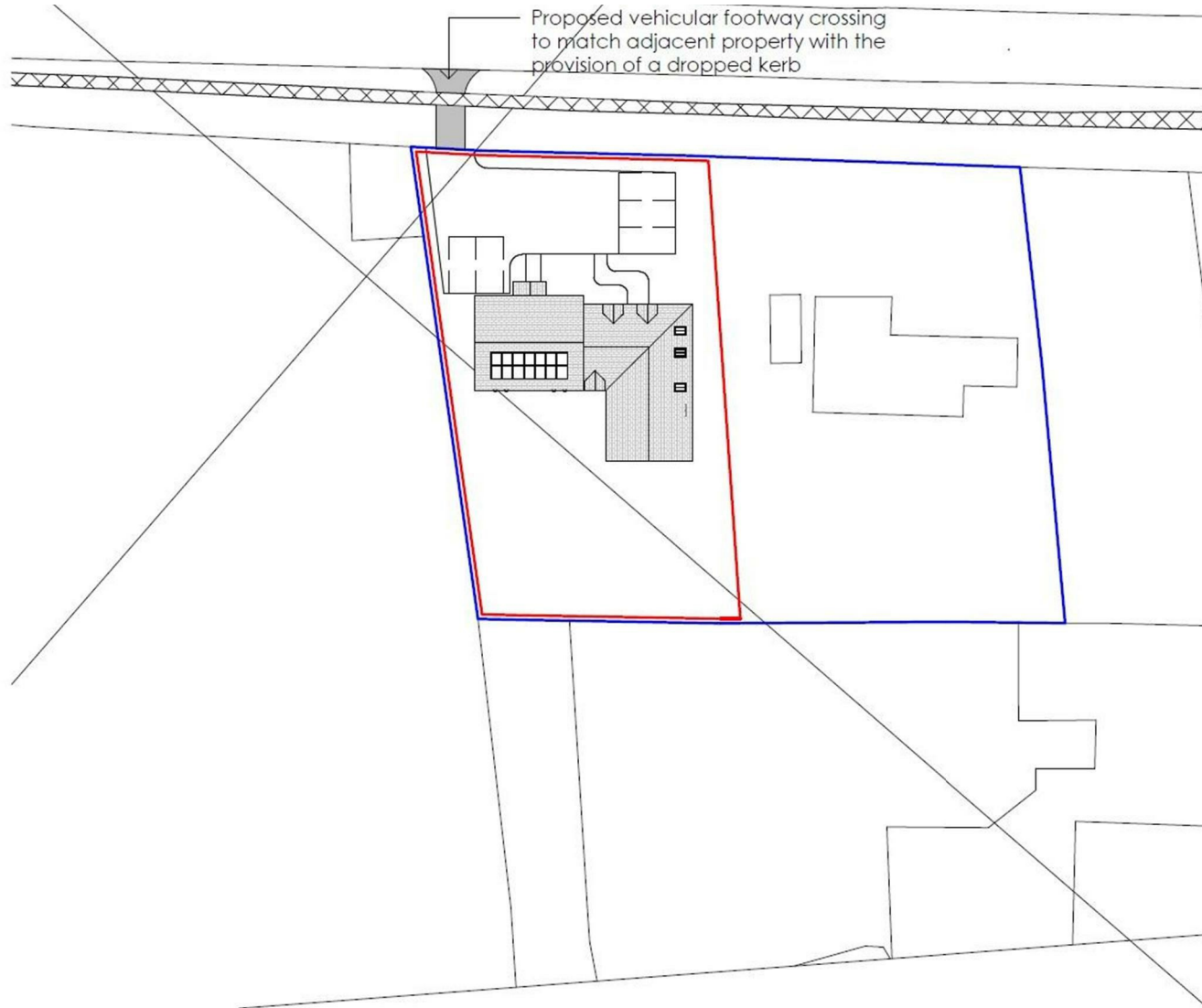
Drawing Title  
Scheme Plans and Elevations

Drawn by: Date: April 23 Scale: 1 : 100  
 CJC  
 Checked by: Date: April 23  
 TSDA

Drawing Number: 22-80-12 Revision: Paper Size: A1



# SITE PLAN



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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