



# Sunningdale Plot

Hawford Wood, Ombersley | WR9 0EZ





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An individual building plot with planning permission for a two storey, 4 bedroom detached dwelling. Situated just 1.5 miles from Ombersley, on the banks of the River Severn, just north of Worcester.

Hawford Wood is a small hamlet of individual homes in an attractive wooded setting overlooking the river off a shared private lane.

The historic village of Ombersley provides all the benefits of countryside living, whilst still being excellent for commuting and providing an extensive range of local amenities, including: three public houses, a fine dining restaurant, butchers and café, doctor's surgery, village store and primary school, tennis club and a golf club.

The M5 motorway, junction 6, is 9 miles away (aprx) and the city of Worcester 7 miles (aprx). There are train services at Droitwich or Kidderminster with routes direct into London.

This fantastic building plot offers the chance to create a bespoke individually built new build home. Offering upside down living to enjoy the delightful woodland views, with four bedrooms on the ground floor and open plan kitchen/dining/family room to the first floor.

For further details and GDV please call the office on 01905 691043.

Wychavon Planning Application Number  
21/01375/FUL.

Viewings:

Strictly by appointment through RJ Country Homes. 01905 691043.

**Important Note to Purchasers:** There is a 2% plus vat finders fee for the buyer that is due on completion of contracts

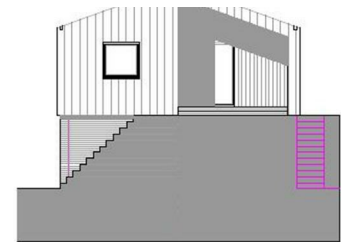
**Deposit:** Please refer to our Terms & Conditions of Business:  
<https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

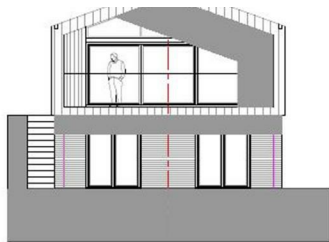
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.





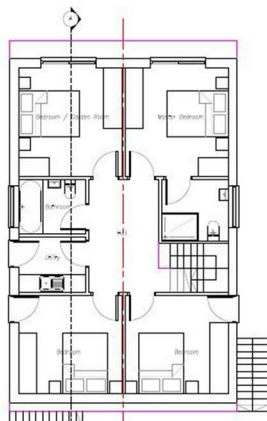
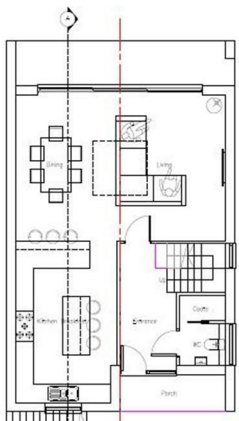


Proposed elevation to South [150]

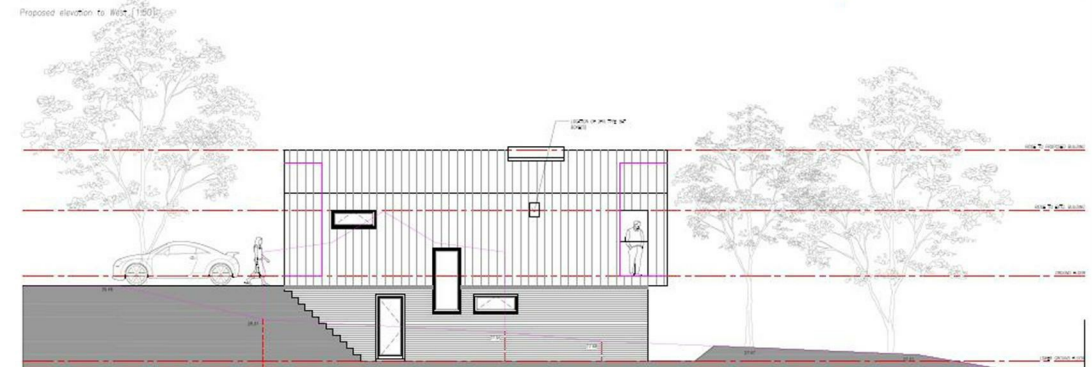


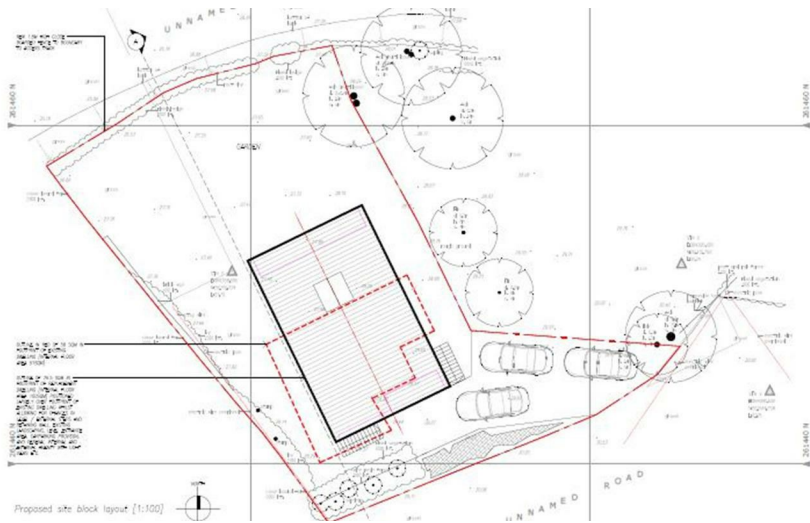
Proposed elevation to North [150]

- Materials Key:
- Shedding cedar metal roofing
  - Corked often facade - single to match shedding cedar metal roofing
  - Vertically oriented wooden and cedar cedar boarding finished with stain
  - Kings Island
  - Aluminum - Door aluminum frames
  - Aluminum glass roof window



Proposed elevation to West [150]





| Energy Efficiency Rating                    |                            |                                                                                      |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                            |
| Very energy efficient - lower running costs |                            |                                                                                      |
| (92 plus) <b>A</b>                          |                            |                                                                                      |
| (81-91) <b>B</b>                            |                            |                                                                                      |
| (69-80) <b>C</b>                            |                            |                                                                                      |
| (55-68) <b>D</b>                            |                            |                                                                                      |
| (39-54) <b>E</b>                            |                            |                                                                                      |
| (21-38) <b>F</b>                            |                            |                                                                                      |
| (1-20) <b>G</b>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.