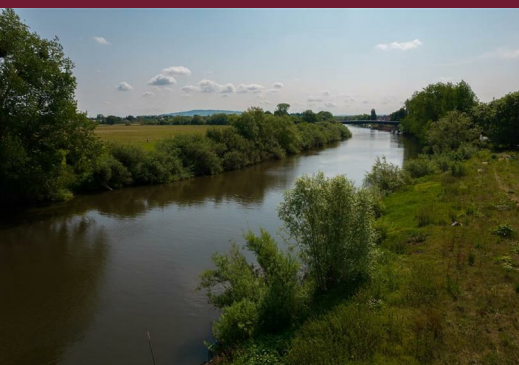




2 Pool House Caravan Park Hanley Road, Upton-Upon-Severn, WR8 0PA

£39,950

We are pleased to offer the early stages of re-development of this residential static holiday home park, close to the vibrant heart of Upton-upon-Severn. The 38ftx12ft, two bedroom holiday home, comprising a lounge dining room with fitted kitchen, two bedrooms, shower room and WC. The property will further benefit from outside space, off road parking, river views and a short walk to the shops, amenities and festivals in Upton. The park will eventually have 19 park homes available. The properties are for 6 month occupancy from March to October. Please call our Upton office for further details.



2 Pool House Caravan Park, Hanley Road, Upton-Upon-Severn, WBS ORA

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

ACCOMODATION

A 38 ft x12 ft ABI Ashcroft park home, with two bedrooms, bathroom and WC, living room with river and countryside views and kitchen. The park home is pre-owned, fitted with mains services and a floatation system In case of flooding.

LEASE DETAILS

The property is available to be occupied between March and October, there will be a 15 year lease and an annual site pitch fee of £3000, and a standard contract will apply. No fees will be due until March 2026. There is no age restriction.

DIRECTIONS

Leaving Uptomn on the Hanley Road towards Malvern, Pool House Caravan Park will be found on the right hand side after just a few hundred yards.

PRICE - £39,950

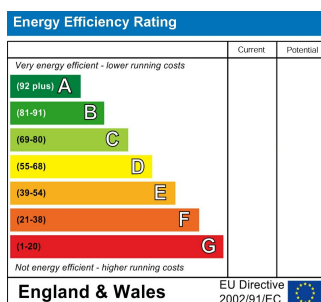
However, there will be other properties available in due course so the possibility of reservation is available.





EPC

Material Information Report



TENURE: We understand the property to be leasehold holiday home but this point should be confirmed by your solicitor. The land on which they stand remains the sole property of the site owner. £3,000 a year pitch fee to the owner to maintain the park. On re-sale, 15% of the sale fee is also paid to the site owner.

FIXTURES AND FITTINGS: Property is sold as seen

SERVICES: Mains electricity, water are connected. There is a bottled gas bottle system for the central heating at the property. Drainage is private for the park, covered under your pitch fee. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: A

ENERGY PERFORMANCE RATINGS: Not required on this construction

Local Education Authority: Worcestershire LA: 01905 822700

- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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PROTECTED

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Malvern

Mayfair London

Worcester

Upton upon Severn