

67 FROXMERE ROAD

CROWLE, WORCESTERSHIRE



LOVATT  ASSOCIATES

RURAL PROFESSIONAL CONSULTANTS

67 FROXMERE ROAD

CROWLE, WORCESTERSHIRE



GUIDE PRICE: £400,000

SITUATION/DIRECTIONS

The popular village of Crowle is situated 6 miles from the city of Worcester.
The village is conveniently within 2.5 miles of Junction 6 of the M5.

DESCRIPTION

The property has huge development potential and consists of a two-bedroom semi-detached cottage, which would benefit from renovation, and an adjoining plot with planning consent for a detached three-bedroom dwelling. Approximately 1600 sqft.

TENURE & POSSESSION

Freehold.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT. 01386 565000.

SERVICES

Mains water, drainage and electricity are connected to the existing property.

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.

VIEWINGS

The site can be viewed during daylight hours subject to prior registration with Lovatt & Associates Limited Tel: 01905 954575. Viewers will need to have a copy of the particulars present.

Internal inspection of the existing dwelling by appointment only.

VENDORS SOLICITORS

Simon Fisher, Luttons Dunford Solicitors, 49 Brunswick Road, Gloucester, GL1 1JS.

METHOD OF SALE

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

Completion is due to take place 28 days after the auction or earlier if mutually agreed. 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 & Associates' 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The Property will, unless previously sold or withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Associates 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.

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 £3,600 (including VAT) is retained by Bamboo Auctions as a contribution towards online platform costs and £1,400 is payable towards the purchase price.



A	20/10/2023	Updated design following planning advice
No	Date	Revisions

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PROJECTS
DESIGN • DEVELOPMENT • DELIVERY

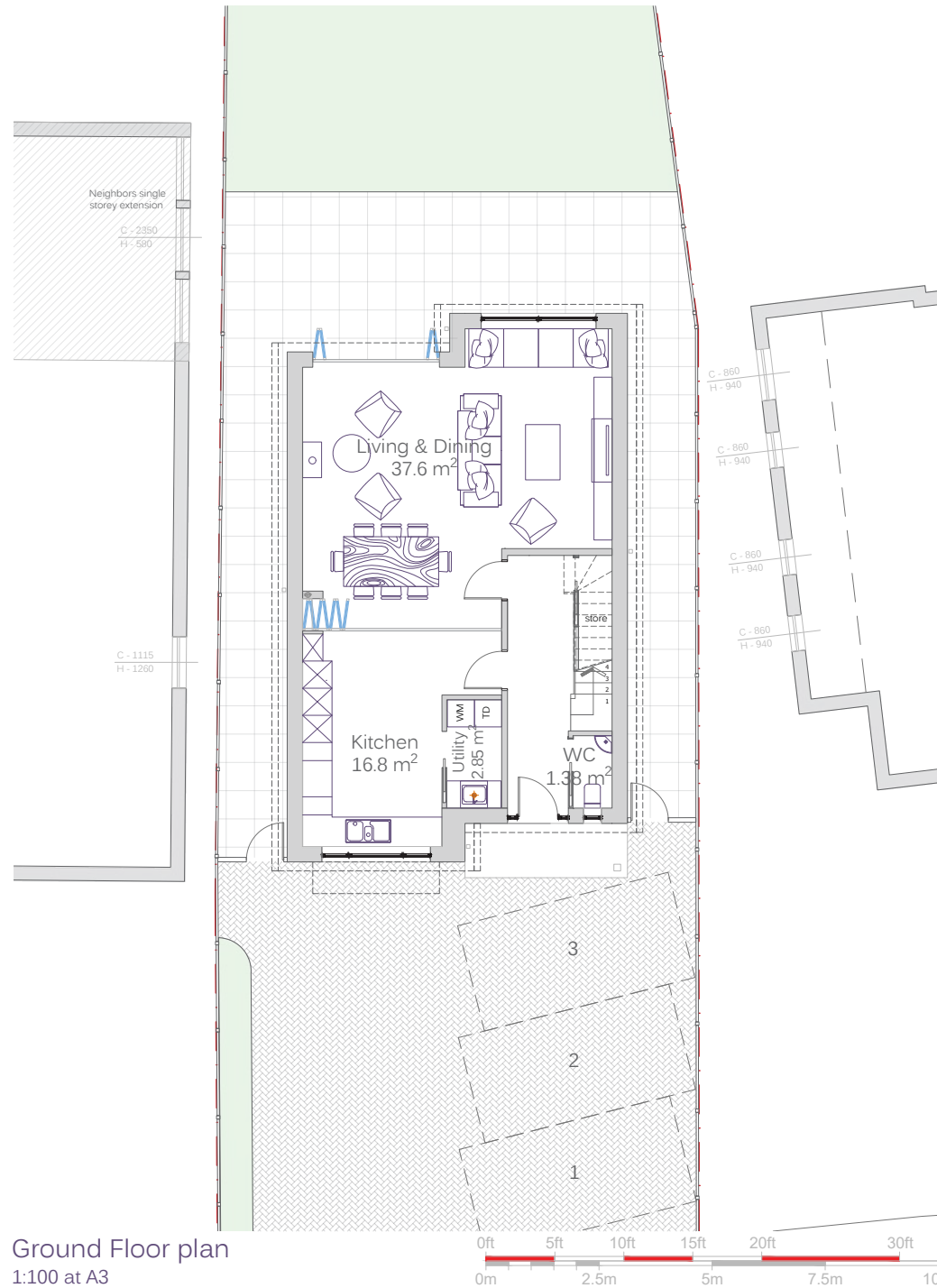
Unit 1 - The Hall
High Street,
Tetsworth.
Oxfordshire
OX9 7AB
01844 281715

Project Name and Address
67 Froxmere Rd, Crowle,
Worcester WR7 4AL

Drawing Title
PROPOSED
Ground Floor Plan

Project No.	433		
Drawing No.	110		
Date drawn	By	Scale	Rev.
Oct 23	PR	1:100 @ A3	A

Ground Floor plan
1:100 at A3



Scale for Town Planning purposes only. Subject to site survey.
All dimensions to be checked on site and any discrepancies
reported.

General notes

For any other purpose other than planning, contractors, suppliers, etc., must not scale dimensions from this drawing. If in doubt ask. All dimensions should be checked on site.

This drawing is to be read in conjunction with all relevant other drawings, detailed specifications, Engineer's drawings, detail sheets and calculations. Assumptions have been made on some of the detail to existing fabric. Any discrepancies or differences to be reported back by the main contractor upon opening up.

Materials and workmanship

Any building work to be carried out with proper materials and in a workmanlike manner in accordance with regulation 7 of the Building Regulations. The builder may show compliance with regulation 7 in a number of ways including the appropriate use of a product bearing CE marking in accordance with the Construction Products Directive (89/106/EEC) as amended by the CE Marking Directive (93/68/EEC) or a product complying with an appropriate technical specification (as defined in those Directives), a British Standard or an alternative national technical specification of any state which is a contracting party to the European Economic Area which in use is equivalent, or a product covered by a national or European certificate issued by a European Technical Approval issuing body, and the conditions of use are in accordance with the terms of the certificate.



No	Date	Revisions
A	20/10/2023	Updated design following planning advice

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PROJECTS

DESIGN • DEVELOPMENT • DELIVERY

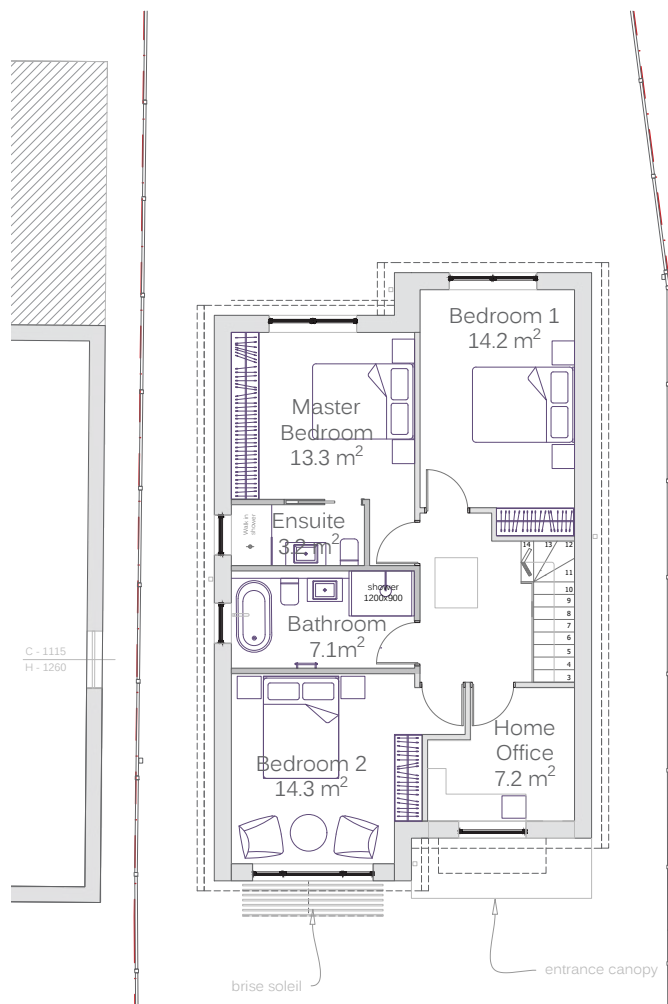
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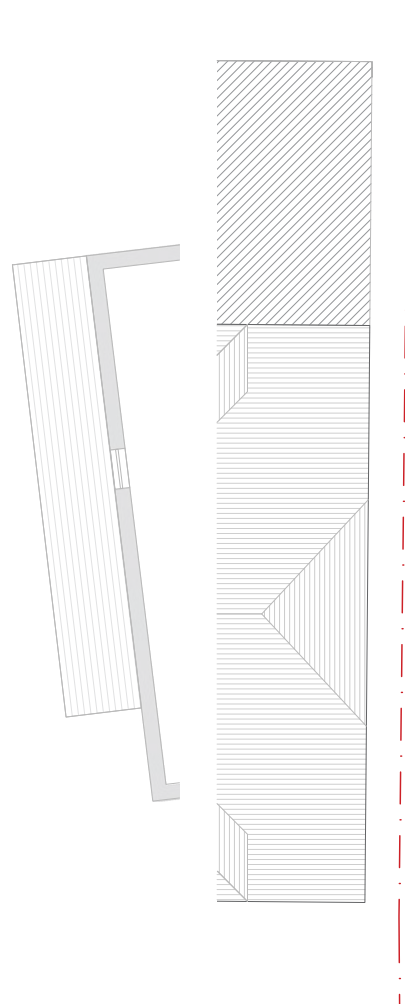
Project Name and Address
67 Froxmere Rd, Crowle,
Worcester WR7 4AL

Drawing Title
PROPOSED
First Floor Plan &
Roof Plan

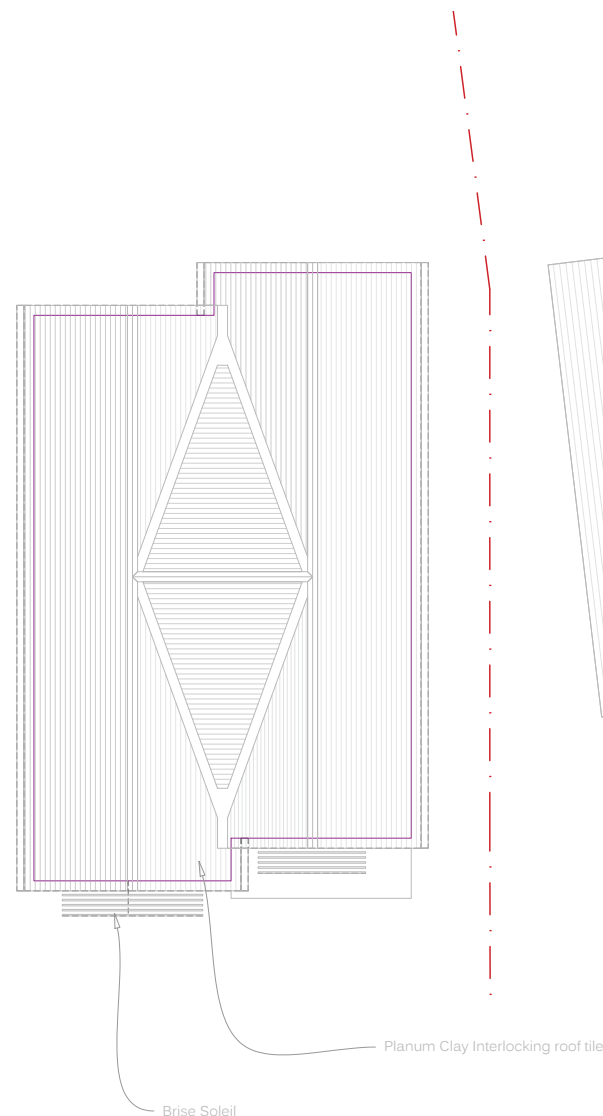
Project No.	433
Drawing No.	111
Date drawn	Oct 23
By	PR
Scale	1:100@A3
Rev	A



First Floor plan
1:100 at A3

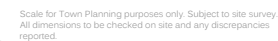


Roof plan
1:100 at A3



Scale for Town Planning purposes only. Subject to site survey.
All dimensions to be checked on site and any discrepancies reported.

Materials and workmanship



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Project Name and Address
67 Froxmere Rd, Crowle,
Worcester WR7 4AL

Drawing Title
PROPOSED
North & South
Elevations

Project No.	433		
Drawing No.	112		
Date drawn	By	Scale	Rev.
Oct 23	PR	1:100 @ A3	A



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