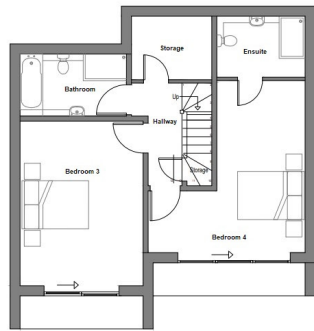


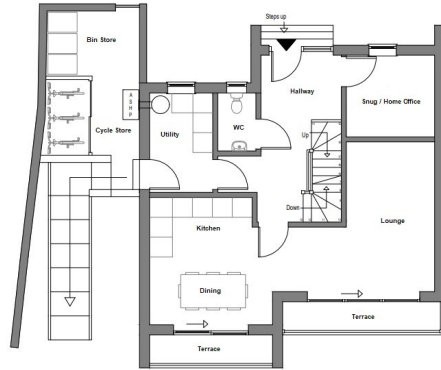


**Two Development Plots at
Bark Hill, Bewdley, DY12 2BD**

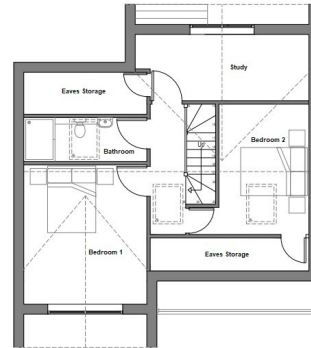
Andrew Grant



PROPOSED LOWER GROUND FLOOR PLAN - UNIT 1



PROPOSED GROUND FLOOR PLAN - UNIT 1



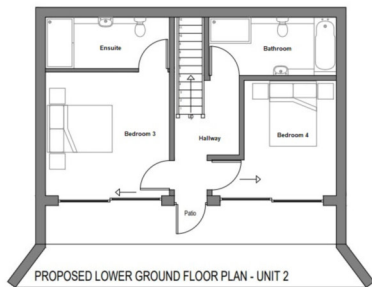
PROPOSED FIRST FLOOR PLAN - UNIT 1

UNIT 1 FLOORPLAN

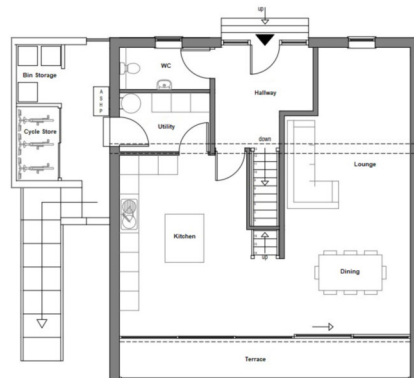
Not to scale - for identification only

Unit 1

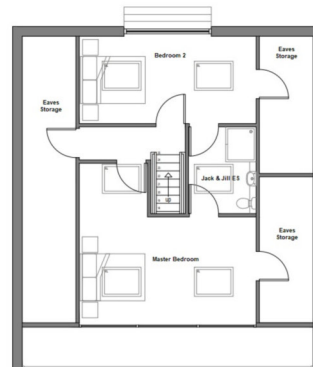
Extending across three storeys, Unit 1 includes a welcoming hallway with doors to a cosy snug, a cloakroom, a utility room and a fantastic open plan kitchen/living/dining room that leads to two balconies. A staircase from the hallway leads to the lower ground floor and the first floor, where you'll find four double bedrooms, two bathrooms, a study and a useful storage room. Two of the bedrooms have terraces leading to the rear garden, with one of them featuring an ensuite.



PROPOSED LOWER GROUND FLOOR PLAN - UNIT 2



PROPOSED GROUND FLOOR PLAN - UNIT 2



PROPOSED FIRST FLOOR PLAN - UNIT 2

UNIT 2 FLOORPLAN

Not to scale - for identification only

Unit 2

Also spanning three storeys, Unit 2 comprises a hallway leading to a cloakroom and an open-plan kitchen/living/dining room with a balcony overlooking the rear garden. There's also a utility room to the side. The staircase from the hallway leads to the lower ground floor and first-floor accommodation. Between these floors, you'll find four double bedrooms and a bathroom. Two of the bedrooms have terraces that flow onto the rear garden, with one of them featuring an ensuite. The other two bedrooms share a Jack and Jill bathroom and include Velux windows and storage in the eaves.

Planning permission has been secured from the Wyre Forest District Council under reference number 21/0932/RES. A comprehensive ground investigation report has been completed and is readily available upon request. All main services, including water, electricity, and sewage connections, are already available on-site.



Location

The Racks is situated in the sought-after Blossom Hill area on the outskirts of Bewdley. This is a very convenient neighbourhood with a variety of amenities close by, including a well-stocked local store at the end of the road in addition to a welcoming pub/restaurant just a short walk away on the Cleobury Road. For those with children, there are well-respected primary and senior schools located on Wyre Hill 0.7-miles away and Stourport Road 1.3-miles away.

A unique aspect of residing here is the delightful countryside on the doorstep, especially the close proximity of the Wyre Forest Nature Reserve, which can be accessed from nearby Drymill Lane. This fantastic woodland reserve spans around 6,000 acres and is criss-crossed with numerous trails ideal for walking, biking and horse riding.

The historic town centre of Bewdley is within walking distance from the property via a private track and has much to offer, including interesting shops and boutiques, a variety of pubs and restaurants in addition to several leisure activities including a tennis club, cricket club and bowling green. There are also some wonderful attractions unique to the town, not least the Severn Valley Steam Railway, which provides amazing trips through scenic countryside to neighbouring Arley and Bridgnorth.





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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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