



Fixed Equity Homes
Worcestershire, WR6 6BL

Andrew Grant

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Hope Meadow Drive, Clifton upon Teme, Worcestershire, WR6 6BL

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Discounted Fixed Price £246,750

An excellent opportunity to purchase a semi-detached newly built home for 70% of its open market value in the idyllic rural village of Clifton upon Teme.

Key features

- 70% fixed equity
- Newly built homes
- Classic English village location
- Ultra-Fast Broadband available
- Secure garden
- Off-road parking
- Efficient air source heat pump

Plots 6 and 14 are being sold with 70% fixed equity meaning you will own 100% of the freehold for 70% of the value of the property, which is ideal for first-time purchasers or those with a limited budget who want to get on the property ladder. This discount remains a restriction on the property in perpetuity therefore, applicable to any future sales.



Freehold / 969 sq ft

Eligibility

There are a set of eligibility and local connection criteria which prospective purchasers must meet, prior to putting an application forward to our team for review. Please see below:

- Prospective purchasers should be 18 years or older
- A combined annual income (if purchasing in joint names, then this refers to all purchasers) cannot exceed £80,000 in the tax year immediately preceding the year of purchase
- Evidence that they are unable to purchase this property at the open market valuation price
- This is to be their sole residence
- Lived in the parish of by choice for 6 out of the last 12 months or 3 out of the last 5 years
- Have close family (mother, father, sibling, adult son or adult daughter) living in the parish by choice for at least the previous five years
- Be in permanent paid employment in the parish
- Or have a local connection to the district as a result of special circumstances (subject to approval by the Housing Services Manager)

Local Connection

Initially, during the first two weeks of advertising, the local connection is limited to the parishes of Clifton-on-Teme or Lower Sapey. Subsequently, extending to weeks 3 and 4 of advertising, the local connection encompasses the surrounding parishes of Shelsley Beauchamp, Shelsley Walsh, Martley, and Stanford with Orleton.

Finally, a district-wide (Malvern Hills) local connection persists until the culmination of the three-month period from the property's initial marketing date. This tiered approach ensures a gradual expansion of local outreach, allowing for a comprehensive engagement strategy tailored to the property's market presence over time.

First day of advertising 18th April 2024.

How to Apply

Applications for the discount market sale property have to be submitted for approval by the local authority. To be considered for purchasing this property, a prospective purchaser must complete an application form in full and provide the necessary evidence to be reviewed by the local authority.

For access to the application form, please contact the agent.



Entrance

Approaching the property from the road, there is a driveway to the side providing parking for up to two cars. Upon entering the property, you are greeted by a welcoming hallway with

a staircase to the first floor, a useful guest cloakroom and doors flowing through into the kitchen and living room. The guest cloakroom is fitted with a WC and a handwash basin.



Kitchen Dining Room

Situated at the front of the property is the large open plan kitchen dining room, completed with wall and floor mounted units with a stainless-steel sink, and space for a dishwasher and washer/dryer.



Living Room

To the rear of the property, there is a spacious living room with a useful under stairs storage cupboard and door leading out onto the rear garden.



First Floor

Moving upstairs, on the first floor there is a large landing with a loft hatch and doors to all three bedrooms.



Bedroom One

Located at the front is bedroom one, this is a generous sized double bedroom with delightful dual aspect windows.

Bedrooms Two and Three

The further two bedrooms consist of a good-sized double bedroom and a single bedroom.





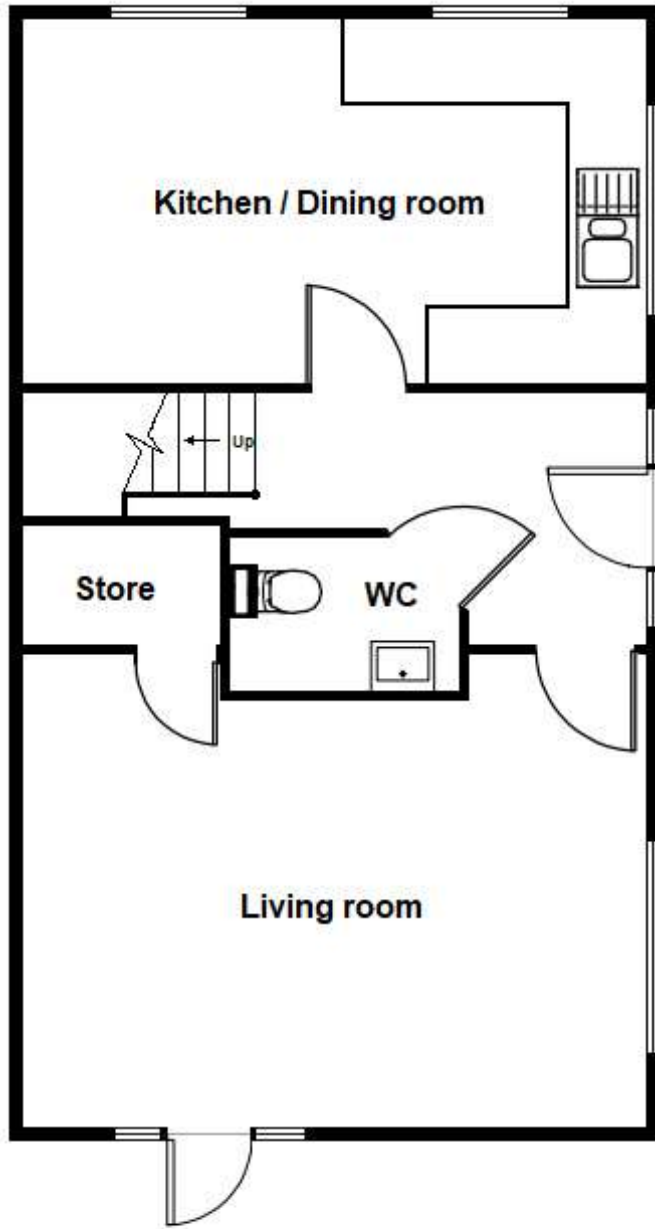
Family Bathroom

All the bedrooms are serviced by a well-appointed family bathroom with WC, handwash basin and bath with a thermostatic shower above. The bathroom also has a tiled splashback behind the sink and to the shower enclosure.

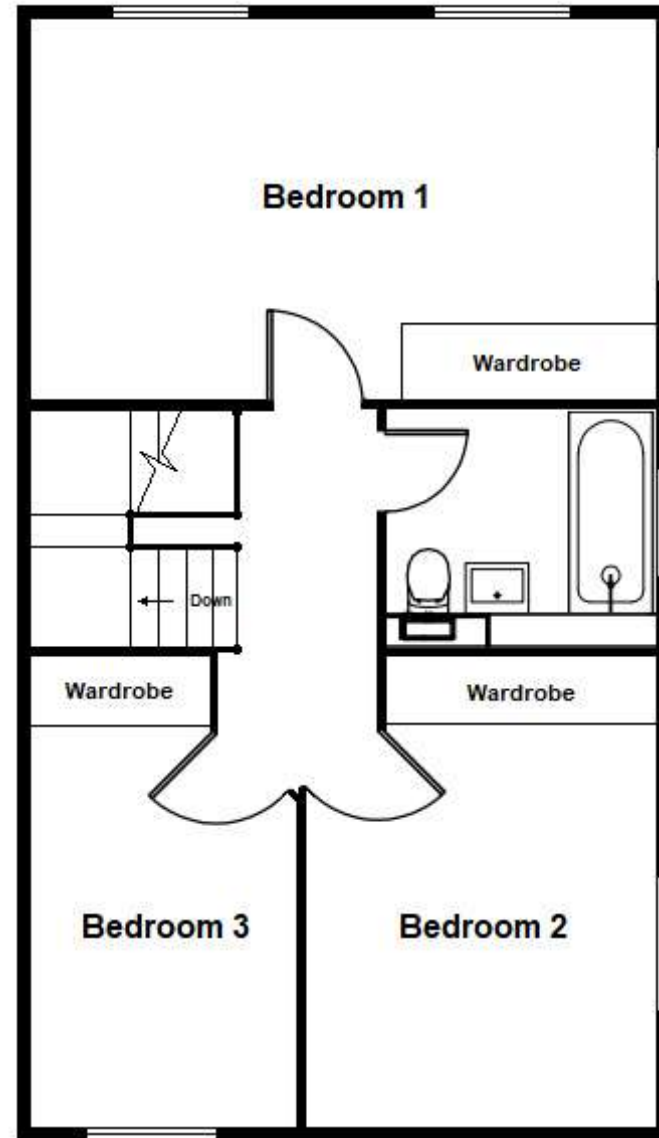


Garden

The lawned rear garden, accessed via the living room door and the outside gate, is enclosed by fence panels. There is also a shed provided for storage space.



GROUND FLOOR



FIRST FLOOR

Services

At Highfields, fibre to the properties is readily available, allowing for ultrafast broadband speed to make both home entertainment and homeworking as smooth as possible.

Plots 6 and 14 have an air source heat pump and is connected to mains electricity, water and drainage.

There is also an annual service charge of approximately £251.00 for maintenance of extensive common areas.

Location

Clifton Upon Teme is one of the most idyllic rural villages in Worcestershire, perfect for anyone searching for a classic English village life.

The village high street offers a diversity of architecture that reflects its heritage and history. Amenities include two public houses, a well-stocked village shop with post office counter, village hall, the Lion Inn pub, sports ground including tennis courts, a Brownie & Scout troupe as well as a village mechanic! There are a variety of community activities, including a running and walking club which takes advantage of the extensive bridleways & footpaths overlooking the Teme valley. The local C of E village school (with attached nursery) feeds directly to Ofsted rated 'Outstanding' Chantry High School at Martley.



The Clifton-upon-Teme Story

CLIFTON-UPON-TEME

CLIFTON-UPON-TEME is considered to be an excellent example of an Anglo-Saxon settlement. It is situated some 160 metres up overlooking the River Teme along the ancient salt route that led from Droitwich to Leominster. The earliest surviving mention of the village is in the Latin charter of King Athelstan granting it to the monks of St Peter's Monastery at Worcester in 934 AD when it is referred to as Clistan ultra Tame, but it is likely to have been inhabited before this date.

- 1 THE LION INN dates back to the 13th century. It was built on the site of the old manor house and functioned as the Guildhall and court house. The building became an inn before 1600 when it was known as the Red Lion after the coat of arms belonging to the Jeffreyes family of Honme Castle.
- 2 WOODMANTON MANOR was built in the 13th century by Ralph de Wysham. Remains of the original building can still be seen today within the structure of the plain brick house which was built on this site in 1829. Ralph was also responsible for constructing the south aisle of the church, together with the stone effigy of a knight, which is said to be his father.
- 3 THE YEW TREE A local legend tells that Lord of the Manor, Ralph de Wysham died under this tree. The story suggests that his faithful dog remained with him even after he had died. The stone effigy of a knight in St Kenelm's Church is said to depict him.

Acknowledgements

...with special thanks to the Clifton upon Teme Brownies: Cassie Hollier, Grace Warrington, Rose Newman, Kaylee Faye, Chloe Cant, Ellie Brown, Lucy Williams, Jade Robson-Glyde, Efa Walker, Mia John, Annis Newman, Maggie Newman, Bert Bradley and Helen Winer.

Project managed by Manda Graham.



- 4 HONME CASTLE was a manor house bombarded by the parliamentary army from the hills over the river, just beyond the castle, towards Shestley, in the field, is a small mound which is thought to have some significance.
- 5 THE CHESTNUT TREE which has become a well-known landmark, stands at the centre of the village. This tree replaces the one which was blown down in 1877.
- 6 BURY'S PLACE which dates back to the 17th century was once a farm house, a slaughter house and a butcher's shop.
- 7 THE VILLAGE SCHOOL was opened in 1844, when a weekly payment of one penny was required to attend. The school is still flourishing today.
- 8 THE VILLAGE HALL was opened in 1922. The hall was adapted from the estate cottages which stood on this site. It was supported by donations from local people and built as a memorial to the soldiers of the 1914-18 war.
- 9 THE PUMP is the last remaining of the five water pumps which were installed in 1903 along the main street in order to provide Clifton's first water supply. The water which supplied the pumps was taken from a spring near Holloway Brook on Hope Lane. Main water was not installed until 1961.
- 10 THE VILLAGE STORES was previously home to a grocer, draper and shoemaker's shop. It was one of a number of shops which served the village in 1881 which also included a baker, blacksmith, butchers, tailors and a wheelwright.
- 11 ST KENELM'S CHURCH dates back to the 13th century. It was built to replace an earlier Saxon church, which was built of wood in the 7th century, and is one of only eight churches with this unusual name. The church spire has been destroyed twice, in the 17th century it was blown down and in 1884, struck by lightning and replaced by the current wooden tiled spire. Inside lies the effigy of Sir Ralph de Wysham, whose son built Woodmanton Manor, and was said to have died under the famous Yew Tree (3).
- 12 POUND PARK was officially named in 2012. The recreation ground was established in 1992, when a football pitch and tennis courts were opened on this site. The site has been developed since then to provide recreation facilities for all ages, including a play area, bowling green and pavilion.
- 13 THE POUND was located where Pound Park is today, and was used to keep stray livestock which were found wandering around the village. The original pound was located near the Lion Inn.