



Sandpitt Cottage, Grimley

Worcestershire | WR2 6LR

Sandpitt Cottage, Walton Lane, Grimley, Worcestershire, WR2 6LR

* PLANNING HAS NOW BEEN GRANTED FOR A
LARGE WORK-LIVE PROPERTY *

This fantastic property is situated on the outskirts of the highly desirable village of Hallow, and Sinton Green, located within a mile of the City of Worcester. Within the village is the benefit of a popular Public House, Shop, Post Office and Church. The village also benefits from excellent schooling with Hallow Primary School within walking distance and also falling under the well regarded Chantry Secondary School catchment. The village offers excellent connections with access to the M5 motorway via junction 5 (Droitwich) to those heading north and junctions 6 & 7 (Worcester) to the south. Malvern, the main focal point for the district, retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre.

In addition to being an Area of Outstanding Natural Beauty, Malvern has a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centers.





PLEASE NOTE BUSINESS IS STILL AND WILL CONTINUE TO BE OPEN FOR BUSINESS.

A substantial detached property sat in circa 3 acres of land with a multitude of commercial units and office space.

A plethora of outside space is apparent from the moment you drive onto the driveway. Three office buildings with 2 Kitchenettes assist the multitude of storage and workshops that are located here. The ménage is currently used for a Dog Day care, however, can easily be utilized back as an equestrian facility.

It should also be noted that there is a planning application (M/22/01519/FUL) in for a live/work unit.

Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. 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 Fox Town and Country Homes to cover administration and remarketing costs of the property.

THIS IS REFUNDABLE UPON COMPLETION.









Outbuildings, Sandpit Cottage, Walton Lane, Grimley, WR2 6LR



Total Approx Area: 442.0 m² ... 4757 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		59	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

