



7 Bowers Hill, Badsey, Evesham Worcestershire WR11 7HG

G HERBERT  
BANKS

EST. 1898

## 7 Bowers Hill, Badsey Evesham Worcestershire WR11 7HG

An extremely well-positioned semi-detached 3 bedroomed house close to the popular village of Badsey requiring refurbishment or redevelopment subject to relevant consents, with paddock to the rear.

Broadway 3 ½ \* Evesham 4 ½  
Stratford-upon-Avon 15  
Approximate Distance in Miles

### Situation

7 Bowers Hill is located within lovely open countryside, to the southeast of the village of Badsey. The village offers some local amenities to include a village shop with Post Office, two pubs and Badsey First School. The property is within easy reach of Evesham and Broadway with Evesham having direct train line to London Paddington.

W3W: ///masks.forms.saying

### Directions

From the A44 at Wickhamford take Pitchers Hill before taking a right onto Manor Road, continue through the village until you meet the T junction at Willersey Road turn right and follow the road for 1.5 miles, the property will be on your left indicated by the 'For Sale' board.

### Description

The property is a semi-detached dwelling believed to have been constructed in the late 1920s, extending to 852 ft<sup>2</sup> (79.1 m<sup>2</sup>). The accommodation requires upgrading throughout. The property benefits from double-glazed windows and oil-fired central heating.

The ground floor has a good-sized Sitting Room having a fireplace and window to the front elevation. The second main ground floor room is the Kitchen with a dining area and a dated fitted kitchen with a window overlooking the driveway.

From the kitchen a door leads into a small corridor serving the rear entrance to the property and a door leading to a Family Bathroom with W.C, shower over bath and wash hand basin.

The first floor comprises a small landing area leading to the three Bedrooms.

A floor plan of the property, with room dimensions, can be found within these particulars.

### Outside

The property has gardens to the front and side and a single-track driveway which provides ample parking. There are two small outbuildings to the rear of the property, oil tank, former vegetable patch and paddock.

### Title/Tenure

The property is Freehold and vacant possession will be given on completion. The property is registered and the whole title will be sold as shown on the title plan.

### Services

It is understood that the property is connected to mains electricity and water. Drainage is a private disposal system. Central heating is oil-fired.

### Local Authority

Wychavon District Council  
Council Tel: 01386 565 000.

### Fixtures and Fittings

The property is sold as seen.

### Overage/Uplift Clause

The property will be sold subject to an uplift clause/overage. The vendor will be entitled to 40% of any uplift in value arising from development for a period of 30 years from completion of the sale. The definition of development will include change of use as well as permitted development and will include all of the land within the red line sales boundary.

### Outgoings/Council Tax

The current council tax band for the property is C.

### Viewing

Via the Sole Agent's Great Witley Office.  
Tel: 01299 896968

### Method of Sale

The property is offered for sale by Private Treaty. **The property will be marketed for at least 6 weeks.** Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any time scales.

### Rights of Way, Easements & Boundaries

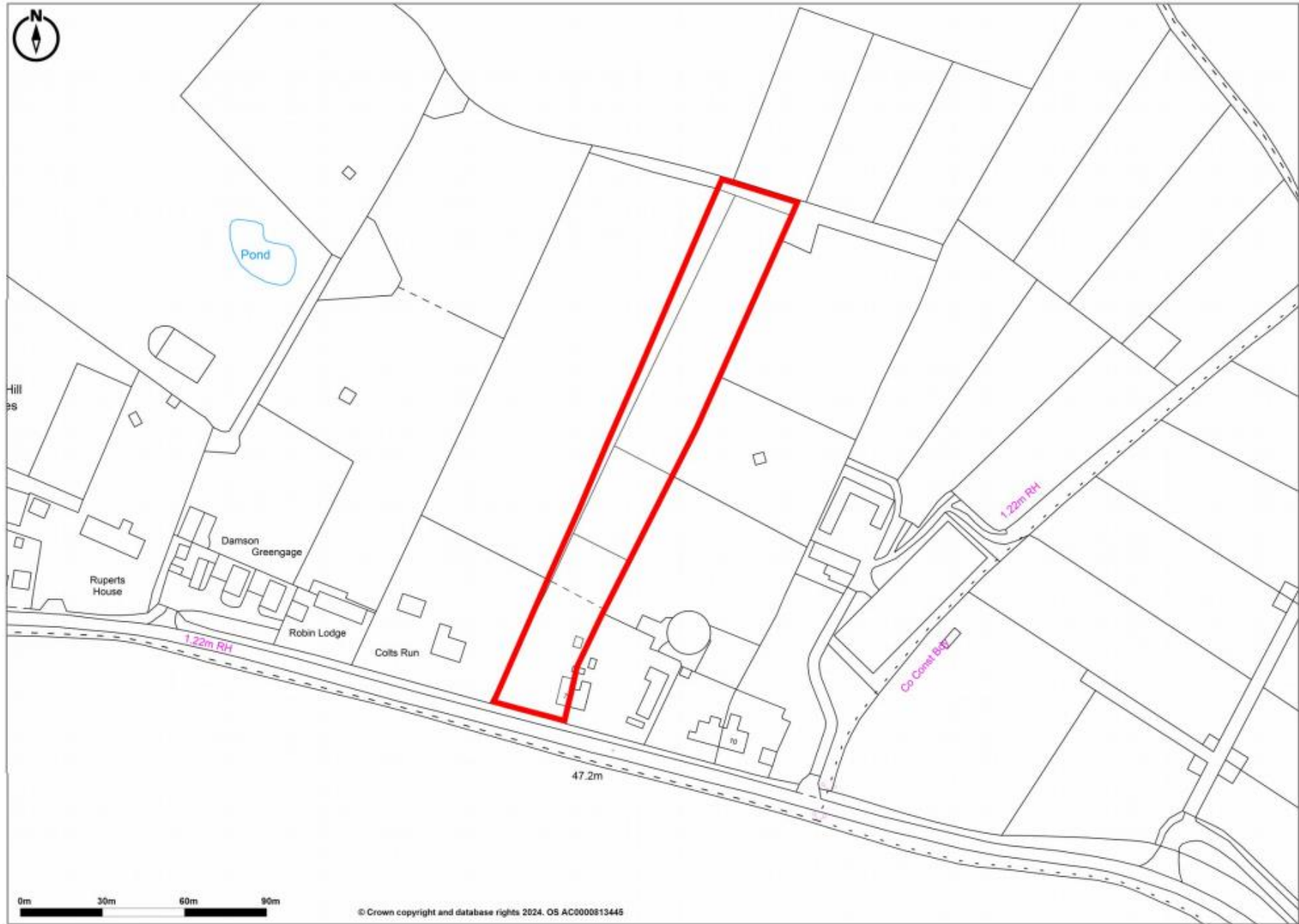
There is an overhead electricity pole with transformer located within the garden. The agent is not aware of any further private or public rights of way or easements affecting the property.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

### Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. Therefore, if your offer is successful, subject to contract, we will require formal identification from all the purchasing parties as well as proof of funds before proceeding, this can take the form of using photographic identification and a utility bill for your current address in accordance with this Act. Without identification, a sale cannot proceed.

*\*\* Plan for Indicative Purposes Only \*\* A Copy of the Title Plan is enclosed \*\**

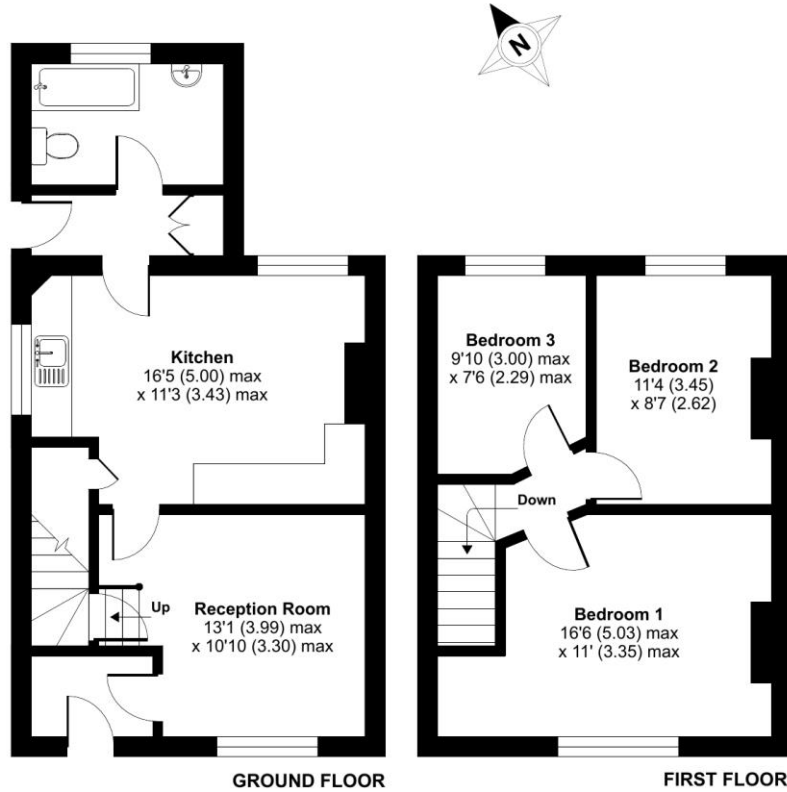




# Bowers Hill, Badsey, Evesham, WR11

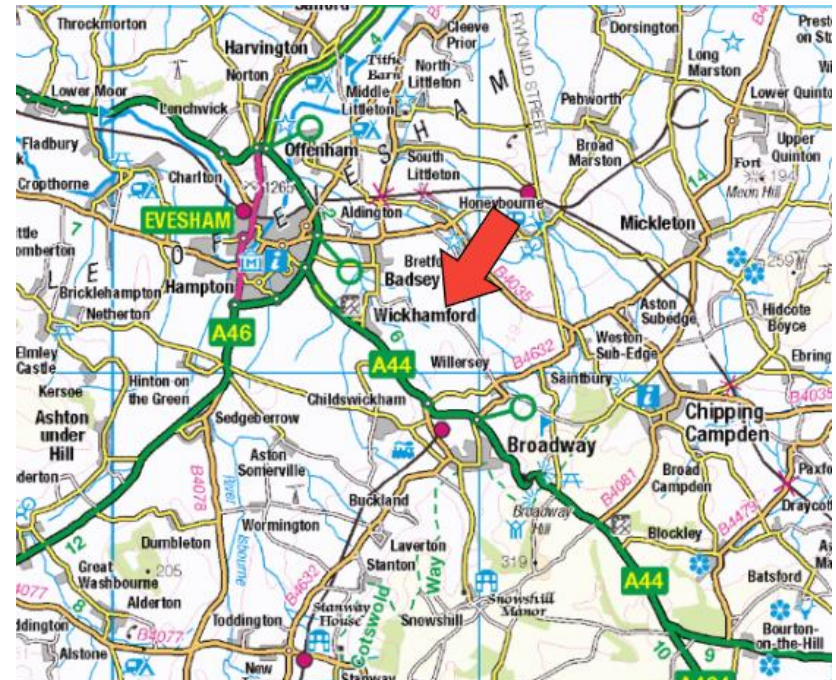
Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for G Herbert Banks LLP. REF: 1087308

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



# G HERBERT BANKS

EST. 1898

01299 896 968  
[info@gherbertbanks.co.uk](mailto:info@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 December 2023 shows the state of this title plan on 21 December 2023 at 14:29:47. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Coventry Office .

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ADMINISTRATIVE AREA WORCESTERSHIRE

H.M. Land Registry.

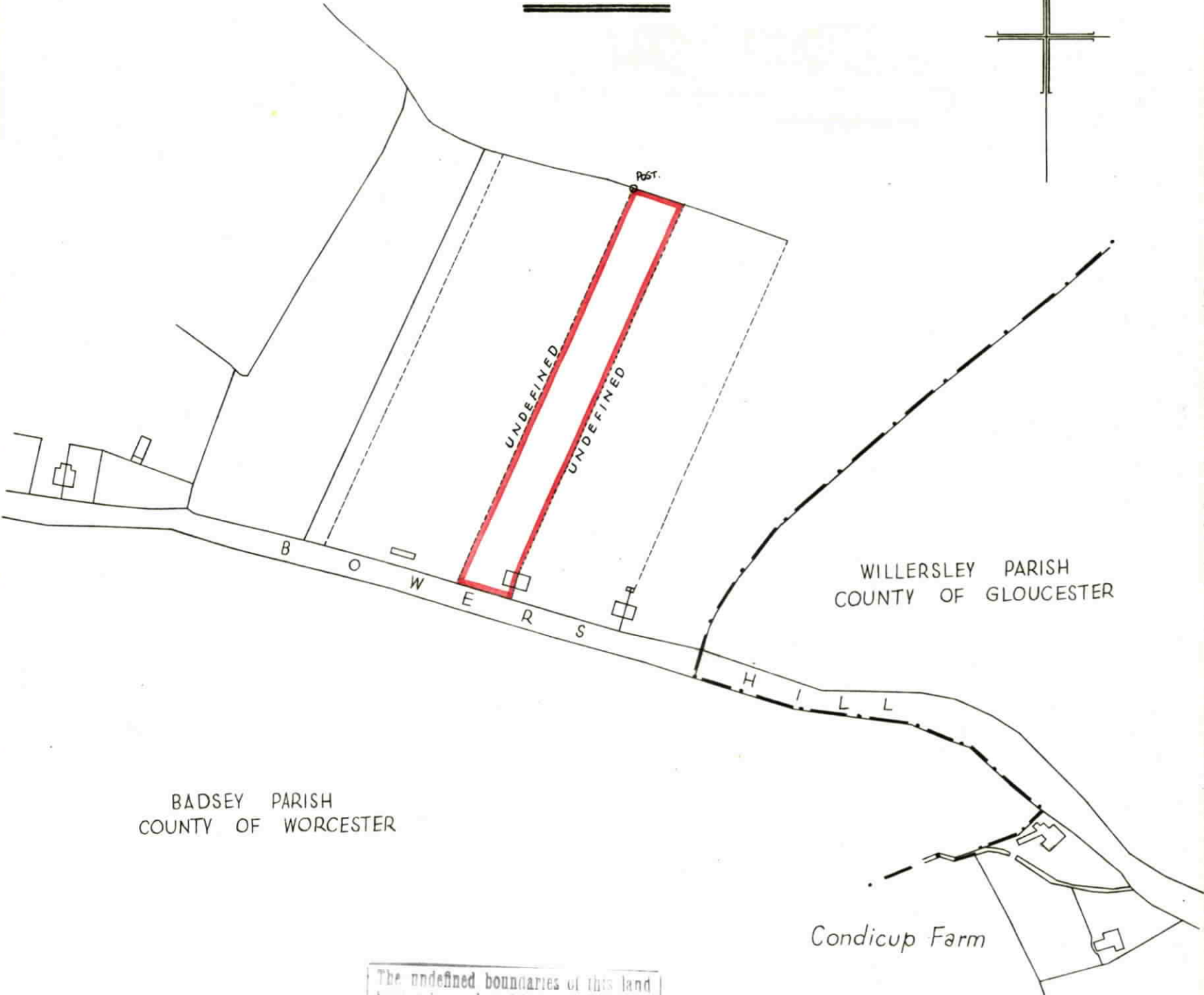
~~Certificate Copy~~  
of the

WR 24324

Filed Plan of Title N<sup>o</sup>

~~P143517~~

Scale  $208.33$  Feet to One Inch



BADSEY PARISH  
COUNTY OF WORCESTER

WILLERSLEY PARISH  
COUNTY OF GLOUCESTER

Condicup Farm

The undefined boundaries of this land  
having been plotted before the erection  
of fences are subject to revision on  
survey after their erection.



O.S. Sheet. WORCESTERSHIRE L. 5  
MS 27.

L. R. T. No. 1787  
G. M. REF.