

G HERBERT BANKS

EST. 1898

For sale by Private Treaty

An opportunity to acquire an attractive residential portfolio of four cottages located close to the popular village of Chaddesley Corbett, Worcestershire



For sale as a whole – Guide Price £1,350,000



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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**16 & 17 Redcross Cottages, Chaddesley Corbett, Kidderminster,
WORCESTERSHIRE DY10 4PP**

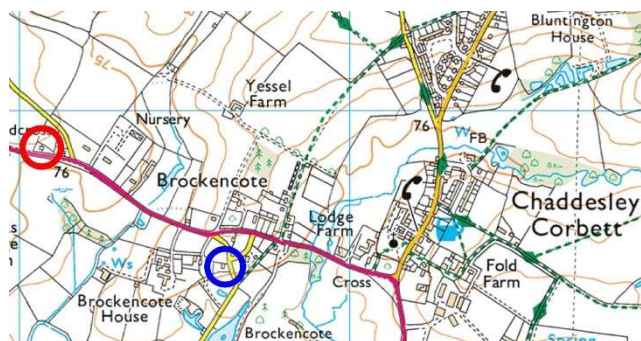
and

**22 & 24 Brockencote Cottages, Dobes Lane, Chaddesley Corbett, Kidderminster,
WORCESTERSHIRE DY10 4PY**

Approximate Distances (miles):

Kidderminster 4 ½ * Bromsgrove 5 ½ * Bewdley 11 * Droitwich 8 ½ * Worcester 15 * Birmingham 15

The two pairs of cottages are situated a short distance west of the popular Worcestershire village of Chaddesley Corbett. The location of 16 & 17 Redcross Cottages is within the red circle on the plan below, with 22 & 24 Brockencote being within the blue circle. Site plans are also incorporated within these sales particulars.



16 & 17 Redcross Cottages

These are a pretty pair of Victorian Cottages both with two bedrooms. The living accommodation extends to 806ft² and 788ft² respectfully. Both cottages have private off road parking and private gardens to the front and rear.

22 & 24 Brockencote Cottages

This pair of cottages have three and four bedrooms, with the living accommodation being 1,556ft² and 1,042ft² respectively. Again, both properties have private off road parking together with front and rear gardens.

Tenancies

All four cottages are let subject to Assured Shorthold Tenancies with the current rents being

16 Redcross Cottages - £795 pcm

17 Redcross Cottages - £750 pcm

22 Brockencote Cottages - £825 pcm

24 Brockencote Cottages - £900 pcm

Total annual rent £39,240

For more information on the tenancy situations, please call Richard Banks.

Energy Performance Certificates

16 Redcross Cottages – E40

17 Redcross Cottages - E40

22 Brockencote Cottages – D61

24 Brockencote Cottages – E39

SERVICES

Mains water and electricity are connected to the properties. Each pair of cottages share a private drainage system.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

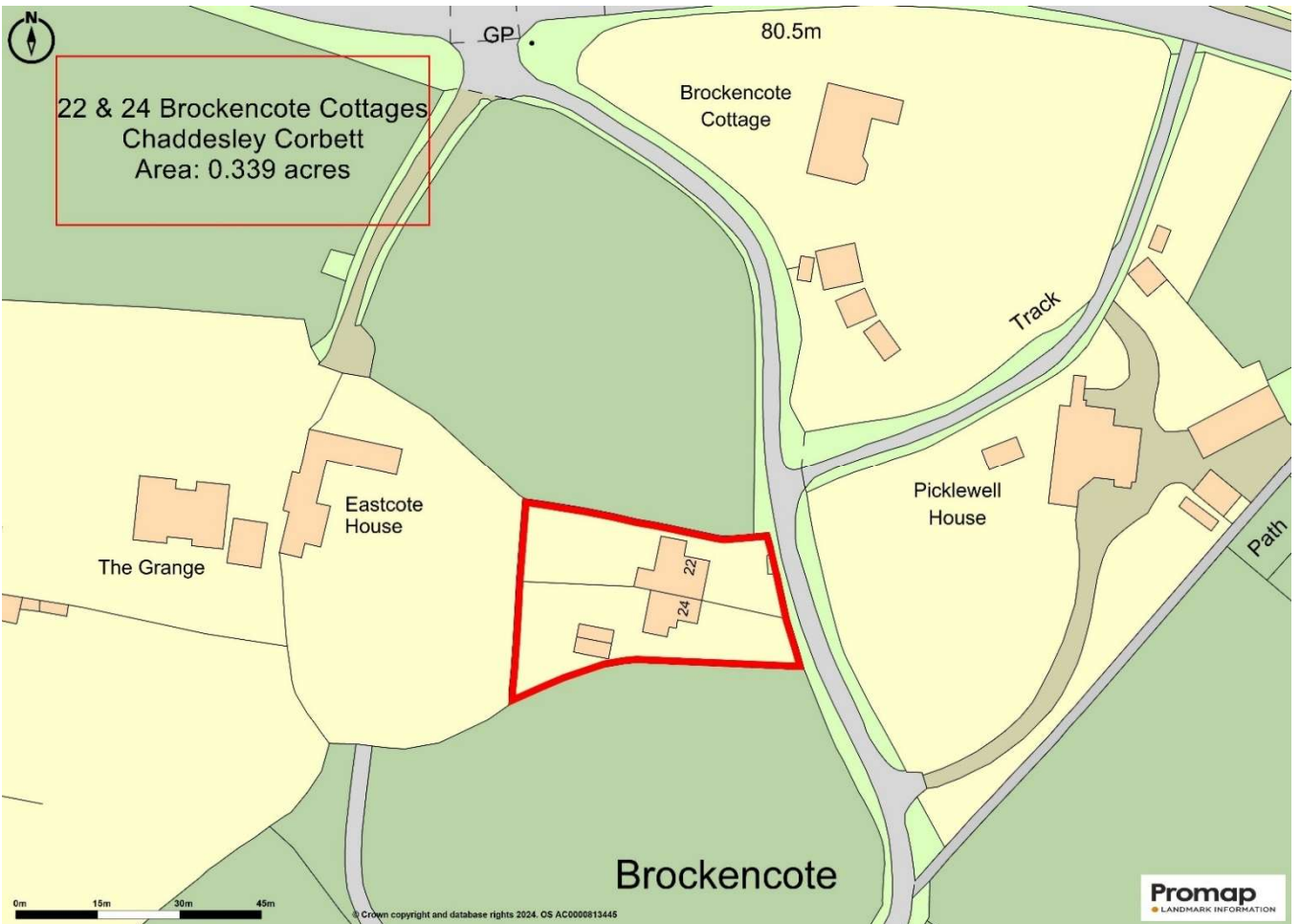
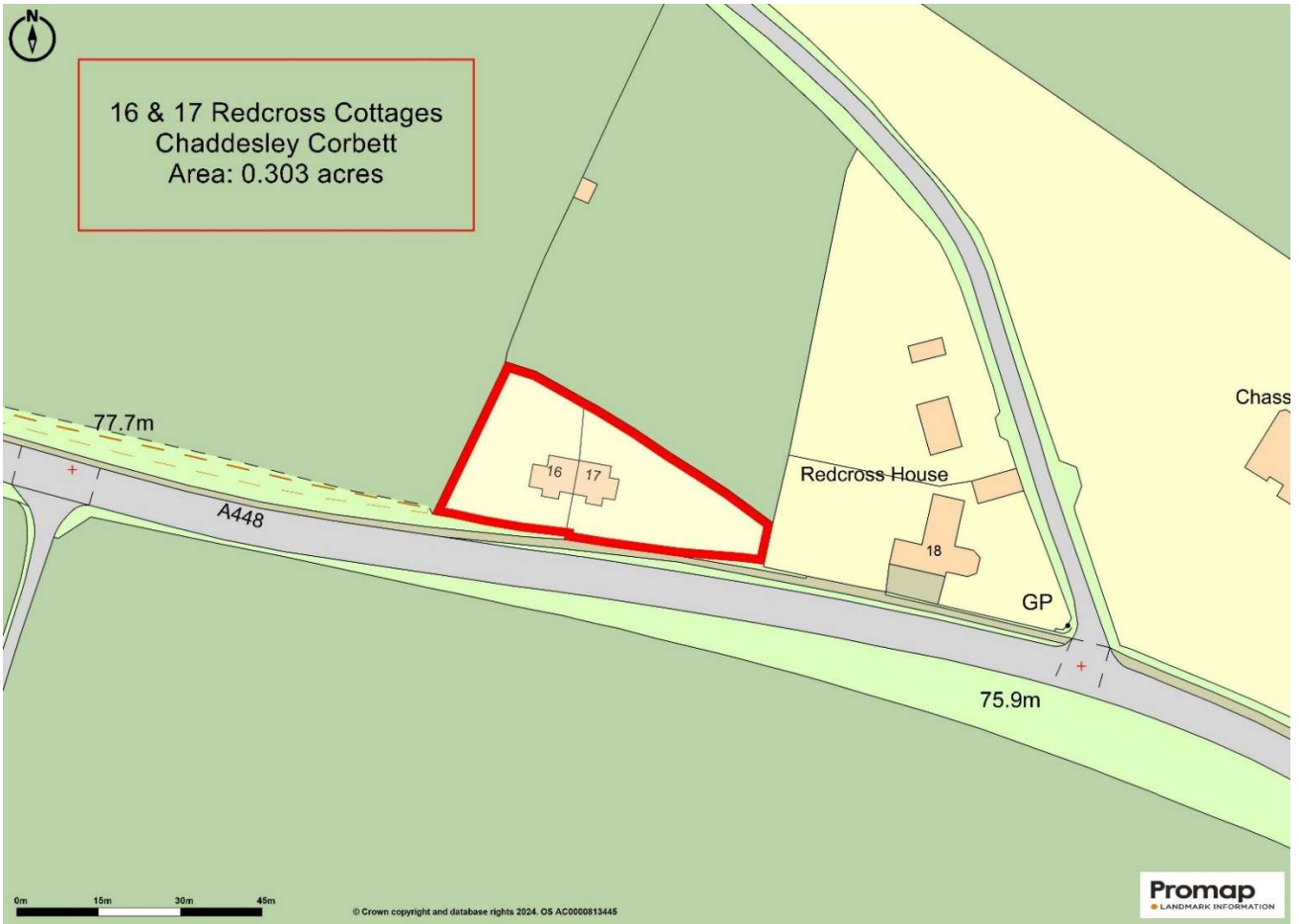
The selling agent is also not aware of any further private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted 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 Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed

AGENT'S NOTE

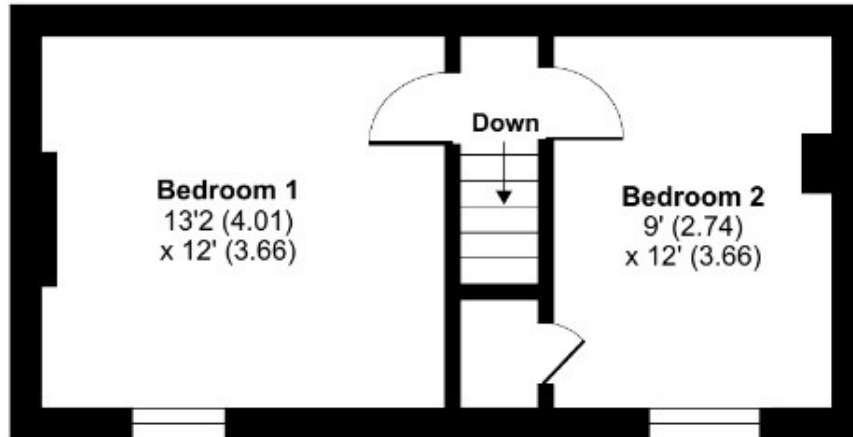
The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold 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. Sales particulars produced in July 2024.



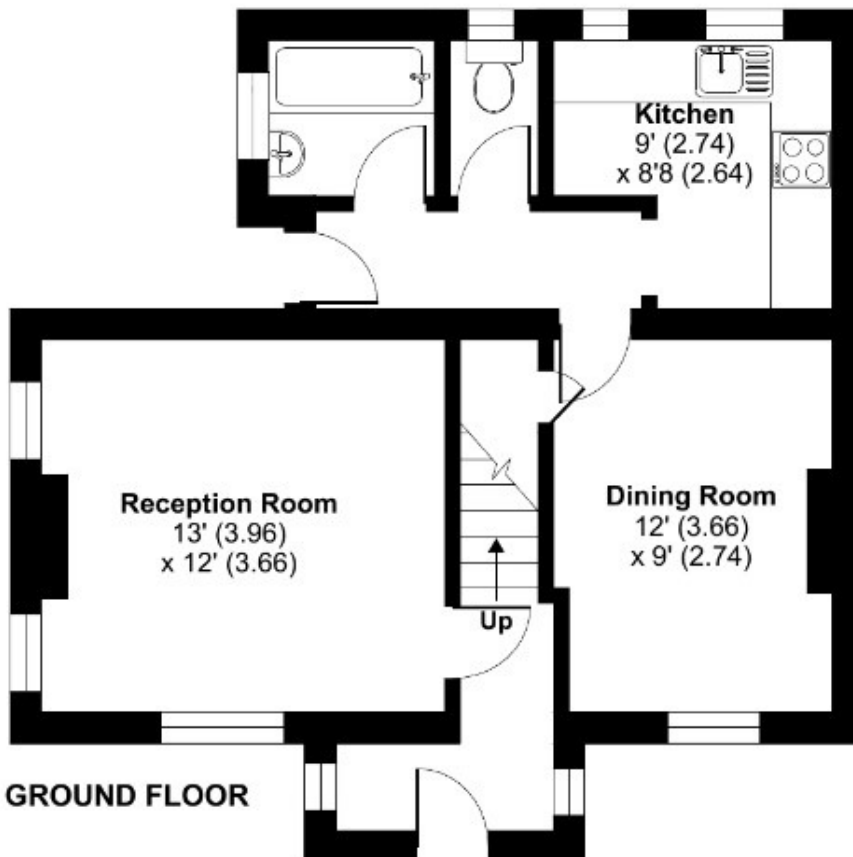
16 Redcross Cottages, Chaddesley Corbett, DY10

Approximate Area = 806 sq ft / 74.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



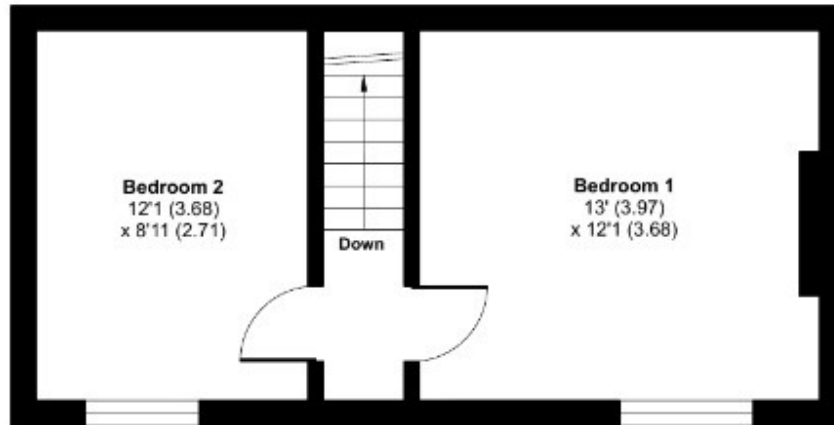
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for G Herbert Banks LLP. REF: 1154571

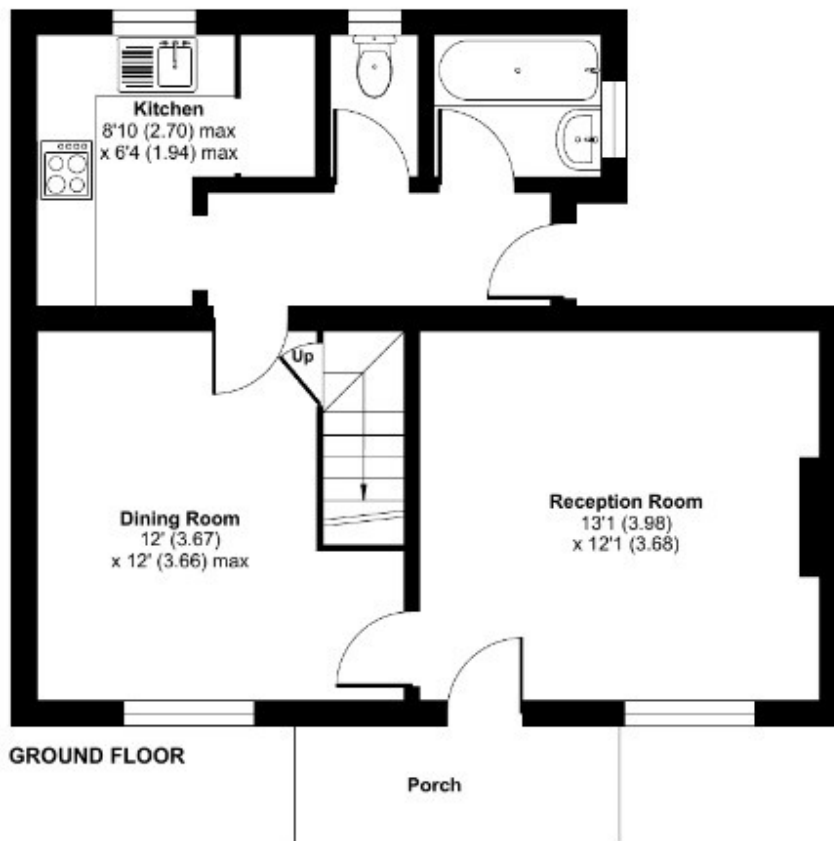
17 Redcross, Chaddesley Corbett, Kidderminster, DY10

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



No.16 Redcross Cottages



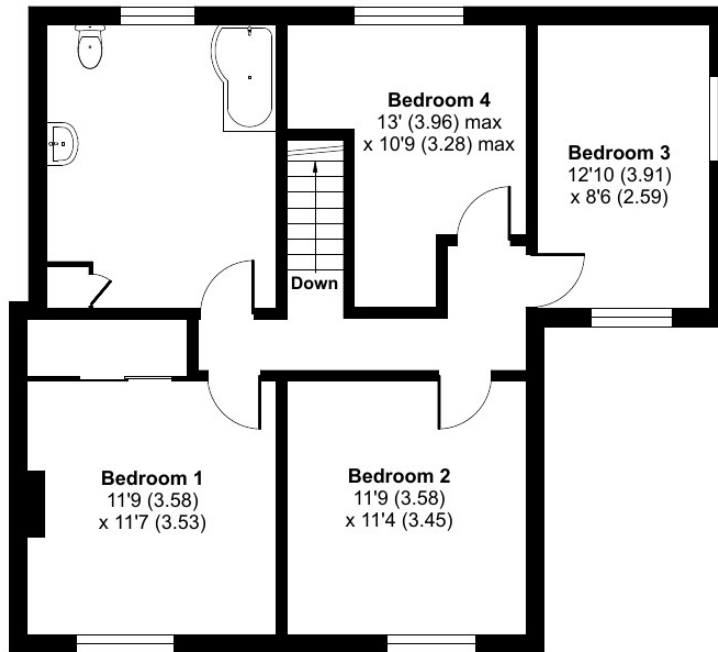
No.17 Redcross Cottages



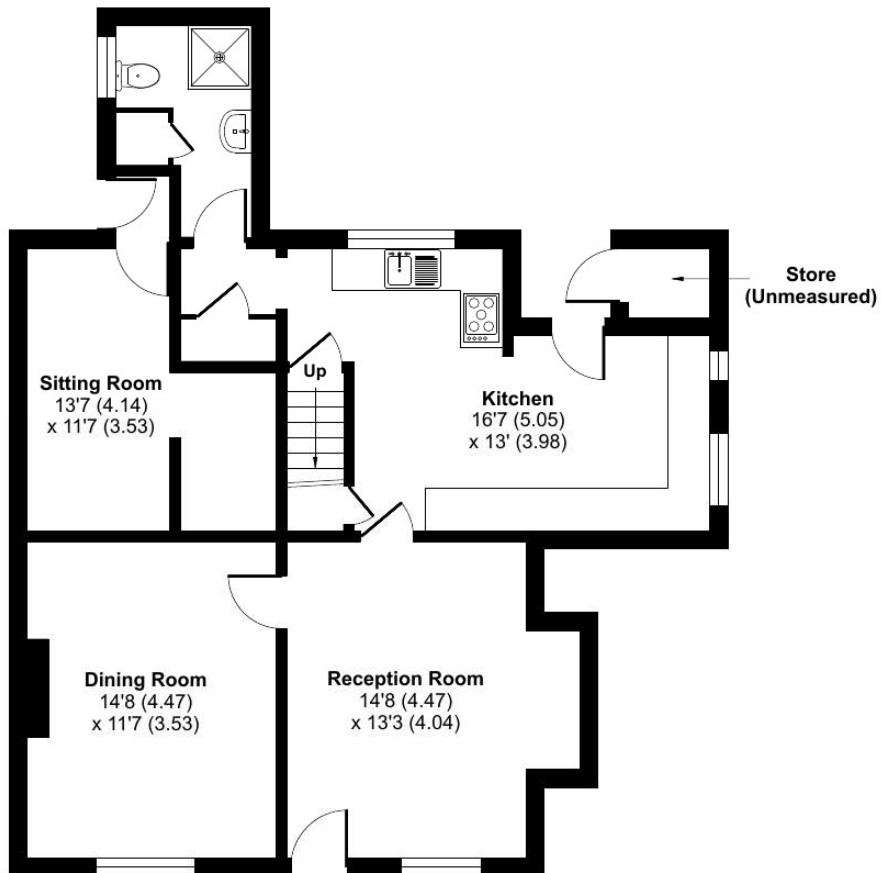
22 Brockencote, Kidderminster, DY10

Approximate Area = 1556 sq ft / 144.6 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



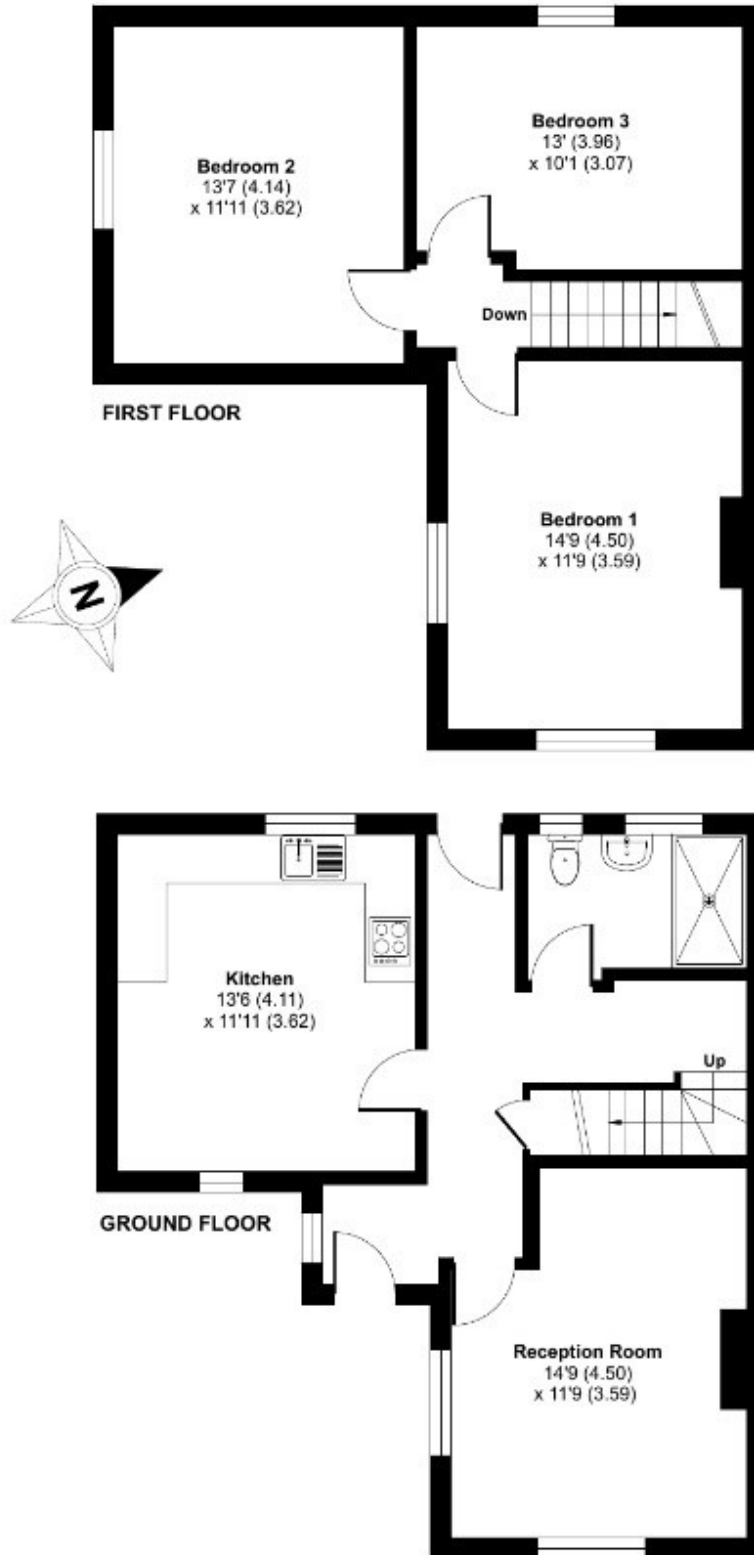
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for G Herbert Banks LLP. REF: 1154581

No.24

Brockencote, Chaddesley Corbett, Kidderminster, DY10

Approximate Area = 1042 sq ft / 96.8 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). © nñcheom 2024. Produced for G Herbert Banks LLP. REF: 1154585

No.22 Brockencote Cottages



24 Brockencote Cottages

