



Three Yews, Clifton-upon-Teme, Worcestershire

G HERBERT
BANKS

EST. 1898

Three Yews
Clifton-upon-Teme
Worcestershire
WR6 6HG

A well-positioned detached listed period cottage requiring full renovation.

- Hall, Lounge, Kitchen, Cloakroom, 2 Bedrooms, Bathroom
- In all about 996 sqft
- Parking, Gardens, Outbuilding and Container
- Cash Buyers only

FOR SALE BY INFORMAL TENDER

Guide Price £160,000

Situation

Three Yews occupies a most attractive setting in wonderful unspoilt countryside on the Herefordshire/Worcestershire borders. The nearby village of Clifton provides a good range of local amenities including a nursery and junior school, general store, two pubs, an active village hall and the beautiful sandstone St Kenelm Church. The surrounding countryside of the Teme Valley provides many rewarding walks and country pursuits.

The award-winning Baiting House pub. The nearby historic market town of Bromyard provides more comprehensive amenities. Worcester is about 13 miles distant with direct rail links to both Birmingham and London which also benefit from the new Worcester Parkway station.

There are M5 motorway links from junctions 6 & 7 to the north and 7 for the south of Worcester.

The very popular Hereford Sixth Form College is also very accessible.

Description

A great opportunity to acquire a period cottage for full renovation. The property is situated well off a country lane amidst wonderful undulating countryside on the Herefordshire / Worcestershire borders. There is oil fired central heating and some double glazing.

A copy of the structural appraisal report is available via the Agents.

The curtilage of the property being sold is edged red on the attached plan. This extends to about 0.552 of an acre.

Method of Sale

The property is for sale by Informal Tender. Best and final offers are to be submitted in writing by 12 noon on Friday 16th May 2025 addressed to Tim Gaston/Caroline Morse, G Herbert Banks.

Tenure and Possession

Believed to be Freehold and vacant possession will be granted on completion.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage.

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

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

Directions

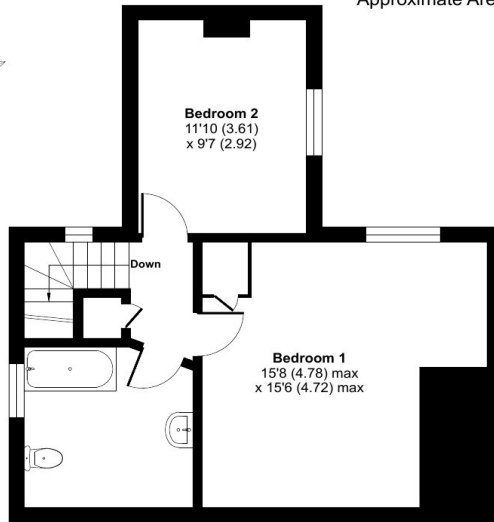
From Great Witley take the B4203 signposted to Bromyard. Continue for some distance passing through Upper Sapey before taking a left hand turn into Hollybush Lane. Continue down this lane before taking a left-hand turn into an unmade driveway.



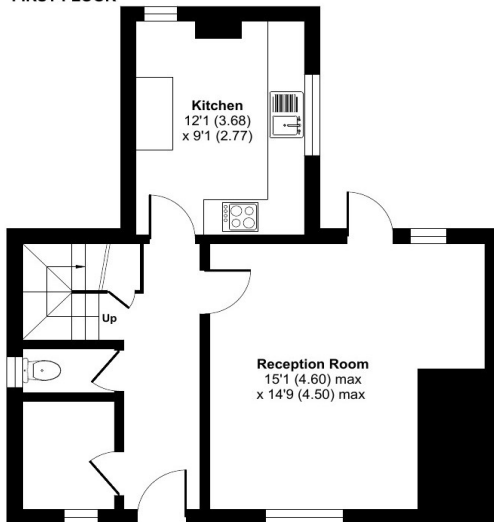


Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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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.

