



Cross Lanes Farm, Haselor, Alcester - £1,800 pcm

G HERBERT
BANKS

EST. 1898

Cross Lanes Farm, Haselor, Alcester Warwickshire B49 6NA

Situation

Cross Lanes Farm is located on the Haselor Estate located approximately halfway between Stratford upon Avon and Alcester. The property is accessed off a country lane, approximately 2 minutes from the A46, which runs between Alcester and Stratford upon Avon.

What Three Words - <https://w3w.co/gripes.truffles.glue>

Description

Cross lanes Farm comprises a pretty period farmhouse together with an equally attractive range of traditional brick and tile buildings forming a courtyard. The living accommodation is well presented throughout.



The current and previous tenants have both run their businesses from the property, making use for the outbuildings. The buildings have been used for storage, workshops and office space. The opportunity to rent Cross Lanes Farm is likely to be of significant interest to those who have a requirement for extensive storage for their private items, or indeed for someone that wishes to run a business from home. Please note that any interested party would need to declare what their intentions were with the property to the Landlord's Agent, so that it can then be assessed whether it is deemed that planning consent is a requirement.

The accommodation is described in further;

Entrance door to partly glazed **ENTRANCE ROOM** 14'0" x 3'11" (4.29m x 1.21m) with inner entrance door to a **CENTRAL HALLWAY**. Door to the

DINING KITCHEN 27'7 (8.43m) x 12' (3.66m) This large, light room enjoys a triple aspect together with glazed doors leading out to the large garden. Modern and extensive range of kitchen units with timber worktops as well as a large central island and low level lighting incorporating a dishwasher, 1.5 bowl stainless steel sink with mixer tap, 5 ring LPG (gas) hob with stainless steel and glass overhead extraction hood. Timber effect flooring runs throughout the kitchen and into the dining area. In the dining area there are built in storage cupboards. Door to

UTILITY ROOM With worktop, space and plumbing for washing machine and wall mounted central heating boiler.

SITTING ROOM 16'10 (5.14m) max x 12' (3.67m) Attractive beamed ceiling with staircase to First Floor. Pretty brick fireplace with stone hearth housing a log burning stove. Built in cupboard with shelves either side of fireplace. Door leading out to the part glazed Entrance Room.

BEDROOM ONE 20'2 (6.16m) max x 9'6 (2.92m) having vaulted ceilings with attractive beams and two French windows leading out into the Courtyard. Built in walk-in wardrobe. **EN SUITE SHOWER ROOM**

On the first floor

BEDROOM TWO 14'4 (4.38) max x 9'10 (3.02m) With built in wardrobes and benefitting from a dual aspect.

BEDROOM THREE 11'2 (3.42m) max x 9'6 (2.91m) With built in wardrobes.

BATHROOM 11'11 (3.64m) x 7'10 (2.40) With modern suite comprising a bath, separate shower, basin and WC.

THE OUTBUILDINGS

Within the traditional outbuildings there are the following rooms: -

PREVIOUS OFFICE SPACE ONE 22'10" x 15'1" (6.98m x 4.81m)

PREVIOUS OFFICE SPACE TWO 15'1" x 10'7" (4.61m x 3.24m)

PREVIOUS OFFICE SPACE THREE 10'8" x 8'6" (3.62m x 2.60m)

WORKSHOP 15'0" x 13'5" (4.57m x 4.09m)

LARGE WORKSHOP/STORAGE AREA 46'10" x 16'7" (14.28m x 5.08m)

STORE ONE 17'0" x 13' 6" (5.2m x 4.12m)

STORE TWO 14'0" x 10'8" (4.27m x 3.28m)



The large **GARDENS** are lawned with a number of fruit and other trees.

SERVICES Mains water and electricity are connected to the property. Drainage to a private system. LPG fired central heating. Telephone subject to British Telecom transfer regulations.

LOCAL AUTHORITY Stratford upon Avon District Council. Tel 01789 260 990

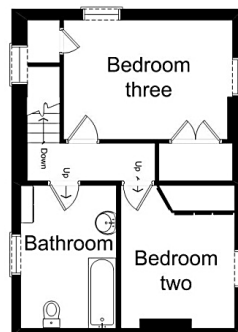
TENANCY It is proposed that the property shall be let on An Assured Shorthold Tenancy for an initial period of 12 months. Bearing in mind interested parties may have long term plans for the property then a longer term tenancy can of course be considered. Please do discuss with the Agents.

PETS Pets will be considered.

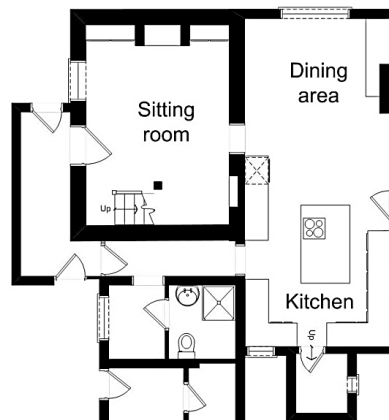
OUTGOINGS The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND DEPOSIT The Rent will be £1,800 per calendar month, payable monthly in advance. A deposit of £2,075 is required and will be held by the Agent for the duration of the Tenancy.

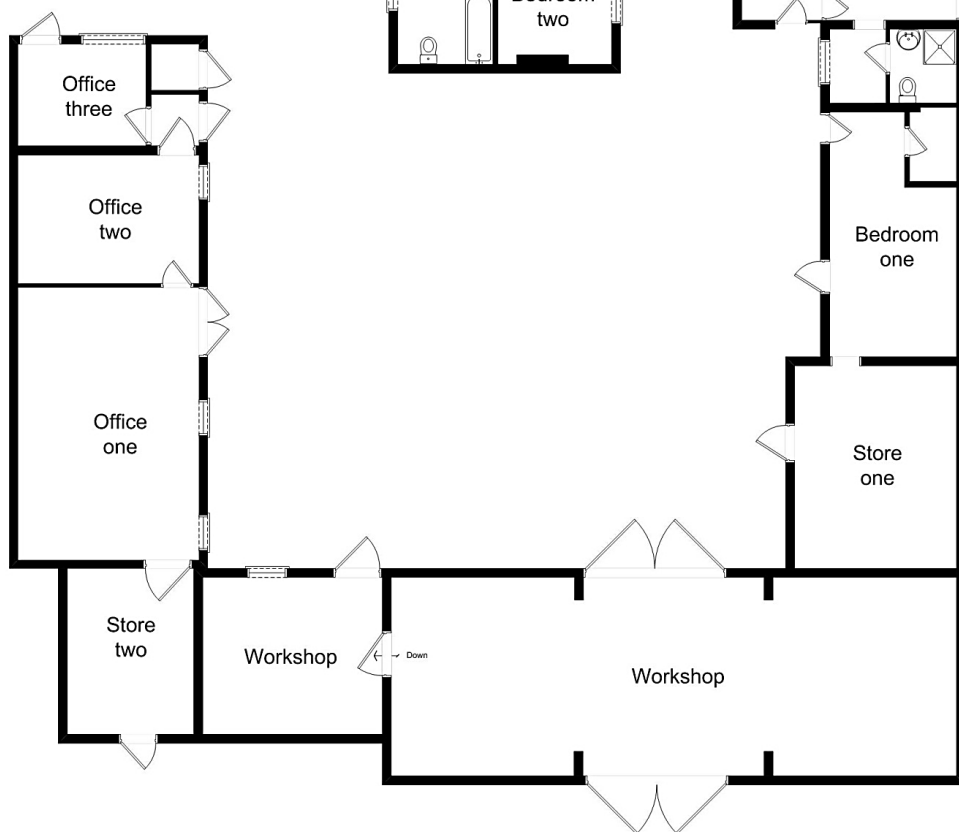
First floor



Ground floor



Ground floor



Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	40 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.

