



Hedgerows, Hawford Lock Lane, Claines, Worcester WR3 7SD

G HERBERT
BANKS

EST. 1898

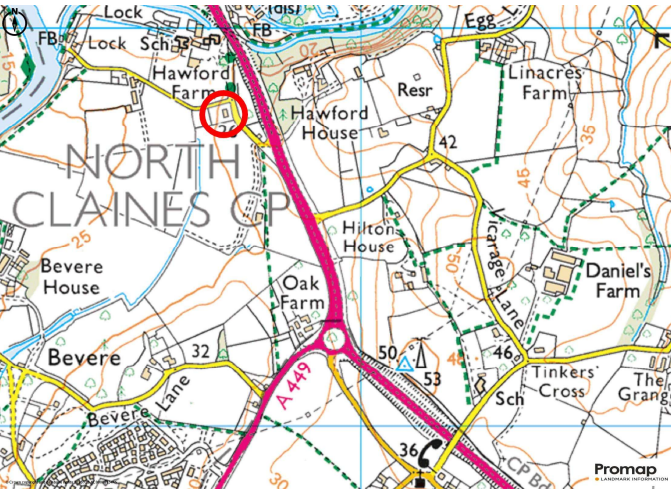
Hedgerows
Hawford Lock Lane, Claines
Worcester WR3 7SD

A spacious three bedroom bungalow standing in generous gardens - **Subject to an Agricultural Occupancy Condition**

- Three Bedrooms
- Bathroom and Shower Room
- Two Reception Rooms
- Large Kitchen
- Utility Room
- Double Garage
- 0.62 of an acre
- Accommodation of 1,877 ft² (174.6m²)

Situation

Hedgerows is located next to King's Hawford School, close to the edge of the city of Worcester. The property is located on a quiet no through lane that joins the A449 running north from Worcester to Kidderminster. Junction 6 of the M5 is a little under 4 miles to the east. Direct rains to both Birmingham and London Paddington can be taken from Worcester.



What3words ///accent.puppy.priced

Description

Hedgerows is a well built spacious three bedroom bungalow standing in the generous gardens of 0.62 of an acre. Built in the 1989, the property has since been well looked after by the same owner.

The property has a large hallway which runs through the middle of the accommodation with doors off to what are all good sized rooms.

The dining kitchen has an extensive range of timber fronted cabinets and a door through to the dining room. The dining room has windows to two elevations and a garden door to a third. From the dining room a pair of doors open to the lovely bright sitting room with windows to two elevations including glazed doors out to the gardens.

The large master bedroom has windows to two elevations overlooking the gardens and built in wardrobes. Bedrooms two and three are both good sized doubles, with bedroom two having built in wardrobes.

There is a bathroom and a separate shower room, both have basins and a WC.

The large utility room has an extensive range of built in cupboards, houses the oil fired central heating boiler and has a door to the rear garden.

Outside

A sweeping driveway brings you to a stoned parking area and gives access to the large double garage.

The gardens are mainly lawned and gently slope away from the house, with views across the adjoining fields. Please note that a 3m strip along the northern and eastern boundaries is to be retained by the vendor – the retained land is excluded from the red edging on the site plan.

The River Sever is a short walk from the property and once at the river a footpath takes you all the way into the city of Worcester.

Agricultural Occupancy Condition

The occupation of the property is limited, by planning, to someone who is locally employed, or retired from, agriculture or forestry. The wording of the planning condition being – ***The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality, in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him or her), or a widow or widower of such a person.***

Uplift / Overage Clause

An overage / uplift payment will be due to the vendor, if future owners obtain a planning permission, certificate of lawfulness, permitted development or similar, that significantly increases the value of the property. A payment of 50% of the value of the uplift in value shall be paid. This clause will remain in place for 30 years.

Services

Mains electricity and water. Oil fired central heating. Drainage to a private septic tank.

Local Authority

Wychavon District Council.

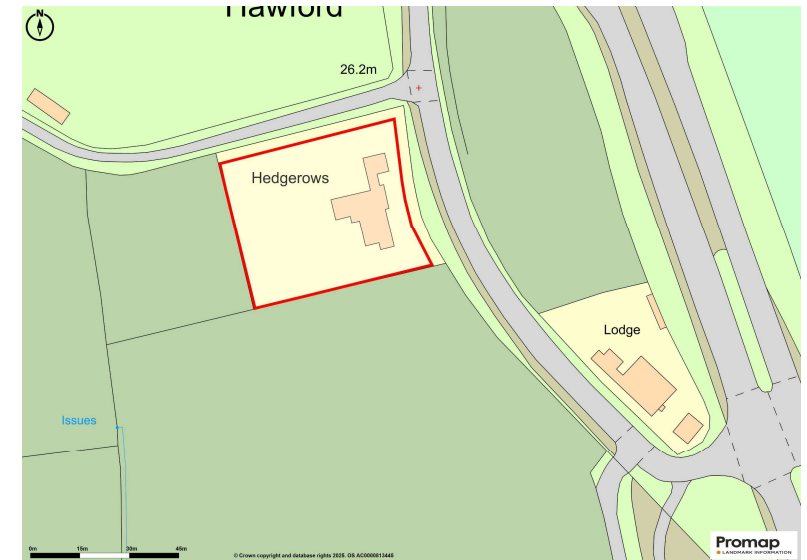
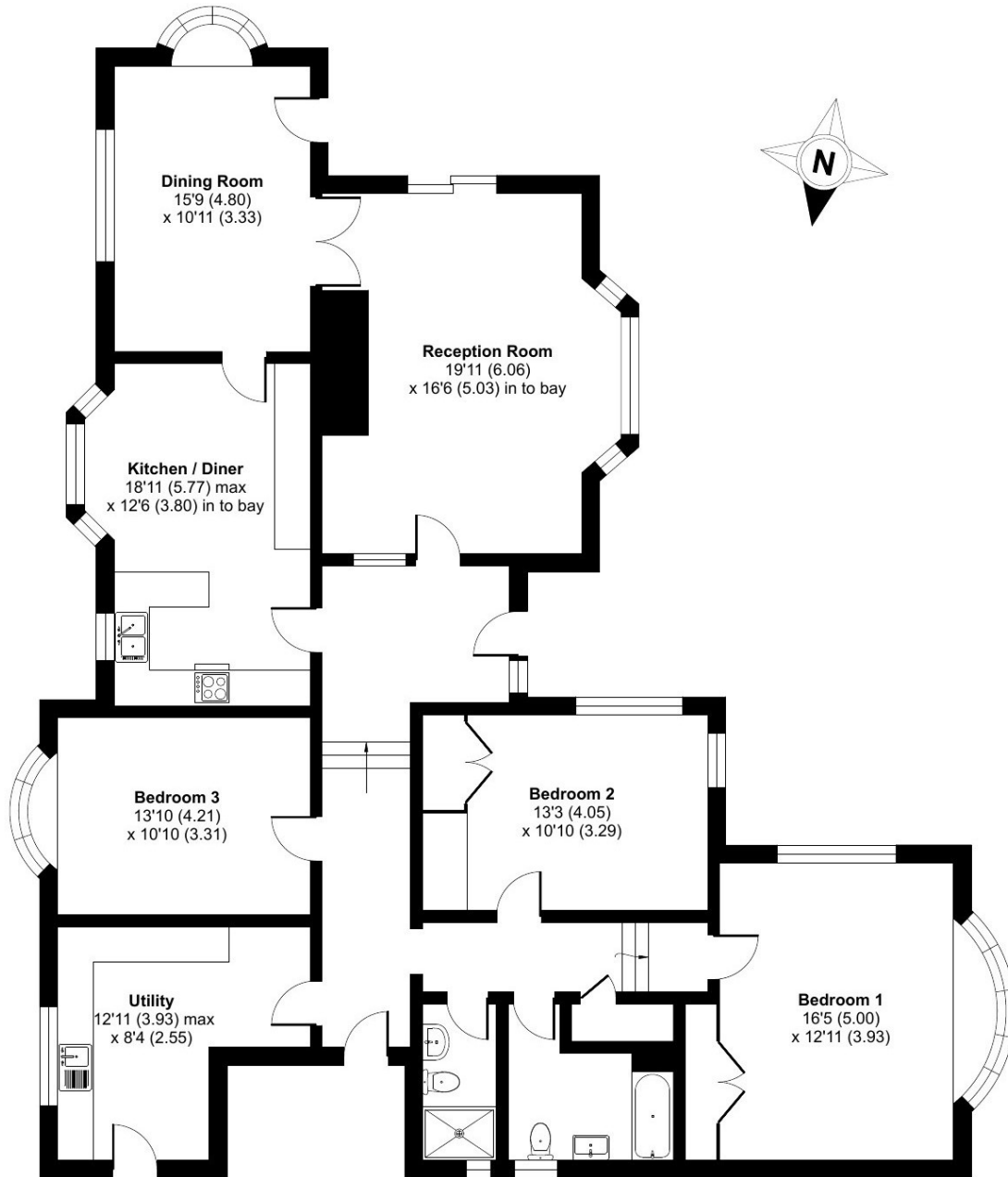
Fixtures and Fittings

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

Viewings

Via G Herbert Banks - Tel: 01299 896968

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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