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Glenvale
Holt Fleet Farm Caravan Park

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Glenvale, Holt Fleet Farm Caravan Park, Holt Fleet, Worcestershire, WR6 6NW

This delightful Lodge was originally constructed in 2004 by Tenbury Timber Buildings Ltd who provide Uni Log buildings and it provides 3 bedroom accommodation although used as 2 with a dressing room/study plus living room, breakfast kitchen and bathroom.

It is understood the property can be occupied for 10 months of the year and is Leasehold. Located in an elevated position well above the river it is an idyllic setting and close to local amenities including The Holt Fleet Public House across the bridge, and local shop known as Holt Fleet Convenience Store together with on site club house.

The property stands within its own plot within the development. Accommodation includes living room with multi fuel log burner set within a brick chimney and fireplace with an external stable style front door. Double doors lead to the breakfast kitchen with shaker style units with wood block work surfaces, double bowl ceramic sink and condensing combination boiler fired by LPG.

There is a rear boot room and two stores plus space for fridge/freezer and French doors to the rear. The inner hallway approached from the living room has two cupboards one with shelving and one with the electrics. There are two double bedrooms and a third bedroom currently used as a dressing room/study. The bathroom has a white suite with bath, low level wc, shower cubicle and pedestal wash basin.

Outside there is decking, enclosed garden together with shed, greenhouse, summer house and workshop.

There is a parking space adjoining the property.

The Ground Rent for the 2024 season is £2600 per year including VAT. If paid before the 1st April 2024 £300 may be deducted.

All rent must be paid before the 1st June 2024 or the bungalow will be removed. It relates to a one year Lease on the ground under your bungalow. The site will close 1st January 2024 and re-open on March 1st 2024. Between these dates the bungalows must not be visited on a daily basis or after dark.

There are site rules a copy of which can be made available. Council Tax – Band B. Electricity is separately metered as is water. Drainage is to a septic tank. There is an LPG Calor gas tank.

An event fee is payable on a sale of the property to the site owner, which is understood to be 10% of the sale price.

EPC – E

Council Tax Band - B

Directions/Location: What 3 Words – Origins . Proposals . Hike

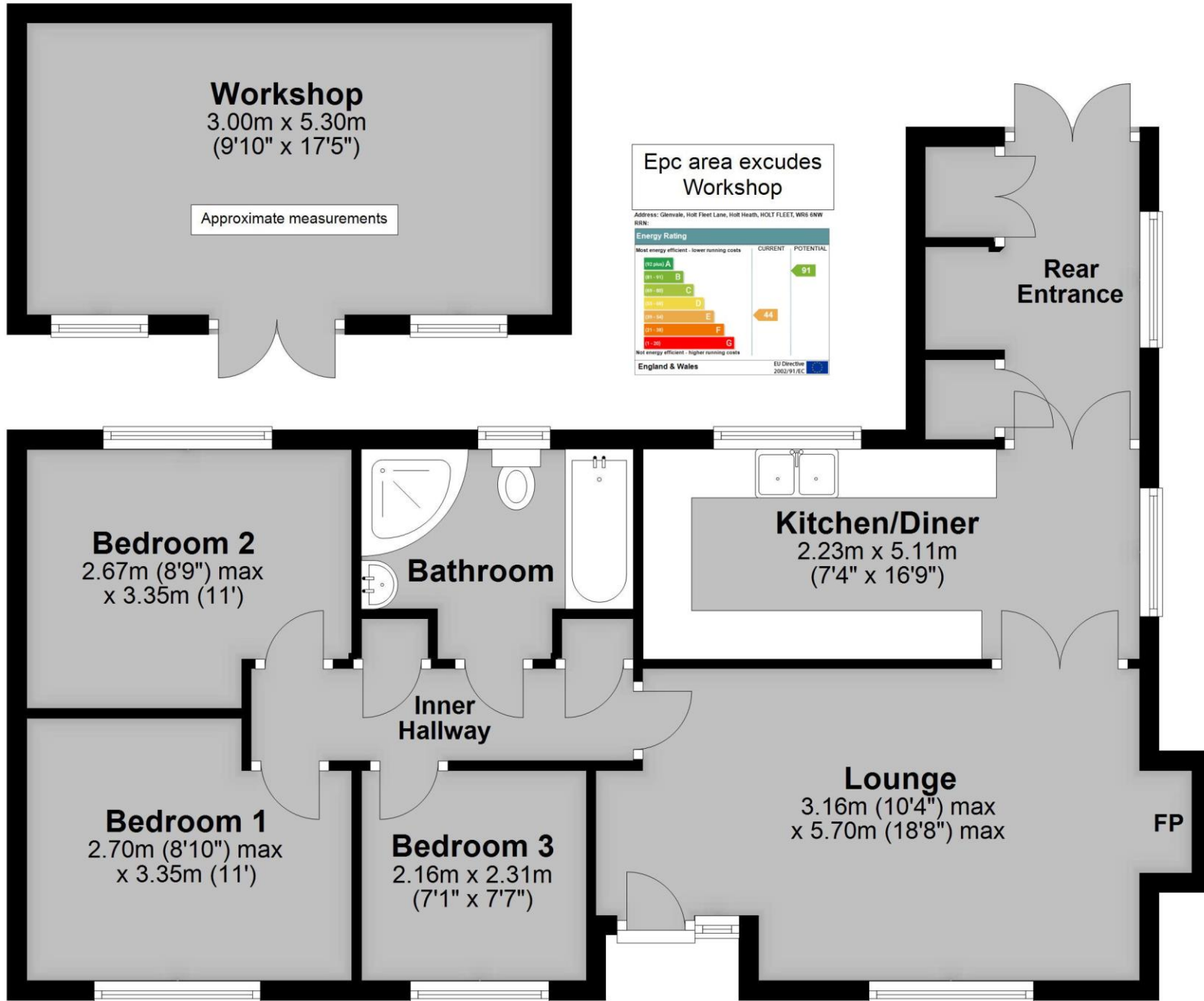




FLOOR PLANS

Area includes workshop

Approx. 89.0 sq. metres (957.5 sq. feet)



Total area: approx. 89.0 sq. metres (957.5 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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