

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE OPPORTUNITY TO PURCHASE A TWO BEDROOMED LODGE WHICH HAS RECENTLY RECEIVED A CERTIFICATE OF LAWFULNESS. THE SITE APPROACHES 0.26 ACRES AND PROVIDES FURTHER POTENTIAL FOR RE-DEVELOPMENT SUBJECT TO PLANNING PERMISSIONS BEING SOUGHT.

NO CHAIN.

The Lodge - Guide Price £230,000

The Lodge, Birts Street, Malvern, Worcestershire, WR13 6AW



The Lodge

The Lodge is a two-bedroom cabin which up until recently has been occupied and the current owners have now received a certificate of lawfulness for the property. The site has the potential for further development to build a home set in a wonderful location (subject to planning). The accommodation comprises a porch, living room, two bedrooms, bathroom and a unfitted kitchen.

The Lodge occupies 0.265 acres of land and is in need of some work to cut back the overgrowth.

Living Room 4.49m (14ft 6in) x 2.73m (8ft 10in) UPVC door, double glazed window to the side and two pendant light fittings

Hallway Doors to all rooms, pendant light fitting, UPVC door to lean to

Bedroom 3.41m (11ft) x 2.68m (8ft 8in) Pendant light fitting, double glazed window, electric radiator.

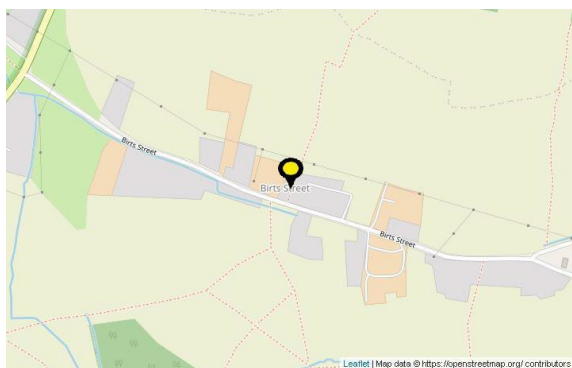
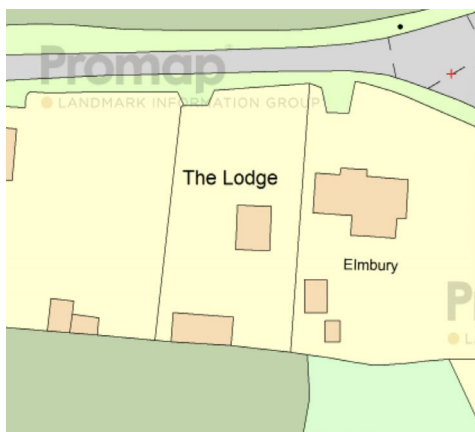
Bedroom 1.86m (6ft) x 1.65m (5ft 4in) Wood effect flooring, double glazed window to side, pendant light fitting, electric water heater.

Kitchen 2.97m (9ft 7in) x 2.73m (8ft 10in) Kitchen no-longer fitted but has connections for water, electric and has double glazed window and pendant light fitting.

Bathroom Low level WC, wash hand basin, double glazed window to side, bath and pendant light fitting

Lean to 3.56m (11ft 6in) x 1.58m (5ft 1in) With door to garden

Garden The property is approached via a five bar gate which leads to a parking area. The majority of the garden is laid to lawn with boarders but is in need of some maintenance. To the rear of the garden there is a disused structure which may contain asbestos.



Directions From the agents Ledbury Office proceed to the traffic lights continuing straight over towards Malvern. Continue along this road for approximately 2 miles, as you go round a right hand bend and start to climb up hill, take the right hand turning signposted Eastnor. Follow this road until you reach a crossroads, turning left towards Castlemorton. Follow this road for approximately a mile taking the right hand turn signposted Birt's Street and Birtsmorton. Continue along this road for a short distance and the property can be found on the right hand side.

Services We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax COUNCIL TAX BAND "A" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC No EPC is required.

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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.