

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**FOR SALE BY WAY OF PUBLIC AUCTION ON THURSDAY 19TH JUNE 2025 (UNLESS SOLD PREVIOUSLY) AT THE FEATHERS HOTEL LEDBURY HR8 1DS AT 6.00 P.M.**

**A THREE BEDROOM DETACHED HOUSE IN NEED OF UPDATING SET WITHIN A LARGE PLOT OF APPROXIMATELY ONE ACRE WHICH INCLUDES A CONVENIENT PADDOCK. OUTSIDE STORE, DOUBLE GARAGE AND SPACIOUS BARN/WORKSHOP. NO CHAIN. FURTHER 10 ACRES IS AVAILABLE IN A SEPARATE LOT. EPC E.**

**GUIDE PRICE £650,000**

## The Hortons - Guide Price £650,000

Kings Green, Berrow, Malvern, Gloucestershire, WR13 6AQ

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# The Hortons

## Location & Description

Berrow is a small scattered rural hamlet situated close to the Worcestershire/Gloucestershire/Herefordshire borders with views back to the Malvern Hills. Local amenities are available in nearby Pendock, Redmarley, Welland and Staunton with Ledbury, Malvern and Tewkesbury all within easy travelling distance. The cities of Worcester, Hereford and Gloucester are all within easy reach as is Cheltenham and the M50 motorway (junction 2) can be accessed within 4 miles bringing the Midlands and South West into commuting distance.

## Property Description

A detached three bedroom property set on approximately one acre, including a paddock, offering a fantastic opportunity for renovation.

In need of full refurbishment The Hortons provides excellent potential for upgrading or redevelopment to create a dream home. The property benefits from a double garage and a spacious workshop/barn, ideal for storage, hobbies, or possible conversion (subject to planning).

The large plot offers plenty of outdoor space, making it perfect for those looking for a rural lifestyle with the potential to improve and personalise. Situated in a desirable location, this property is ideal for buyers seeking a project with great potential.

**THERE IS AN ADDITIONAL AREA OF 10 ACRES AVAILABLE IN A SEPARATE LOT IN THE SAME AUCTION.**

## Entrance Porch

A wooden door with obscure glass window opening into an entrance porch with ceiling light point. Radiator. Tiled flooring. Doors into WC and Sitting Room.

## Sitting Room 8.26m (26ft 8in) x 5.47m (17ft 8in)

A spacious dual aspect room with pendant light and three wall lights. Sliding double glazed doors to the front and rear aspect, double glazed window to the front aspect. Wall mounted radiator. Stone clad fireplace with log burner and stone hearth. Wooden staircase. Carpet.

## Dining Room 4.37m (14ft 1in) x 3.59m (11ft 7in)

Ceiling light point. Double glazed window to the rear aspect. Radiator. Carpet. Door through to the Kitchen Breakfast Room.

## Kitchen Breakfast Room 5.35m (17ft 3in) x 3.64m (11ft 9in)

Two ceiling strip lights. A double glazed window to the side aspect with fitted blinds. Obscure glass door to the rear porch. A range of wall and base units with laminate work top and inset sink. Tiled walls. Four ring electric hob with over head extractor fan. Integrated 'Tricity' Electric double oven. Feature breakfast bar peninsula. Radiator. Carpet. Door to Utility room.

## Utility Room 3.75m (12ft 1in) x 1.70m (5ft 6in)

Ceiling light point. Double glazed window to the rear aspect. Ceramic sink and chrome taps with a tiled backsplash. Shelving. Carpet. Fuse board.







### WC

Ceiling light point. Obscure glass window to the side aspect. Inset sink with under counter storage. Low level toilet. Radiator. Tiled flooring. Coat hanging space.

### Landing

Double glazed window to rear, airing cupboard with lagged hot water cylinder.

### Bedroom 1

Triple aspect room with double glazed windows to front and rear along with a double glazed door to the flat roof over the garage. Built in wardrobes, radiator and door to:

### Ensuite

Double glazed window to front, low level WC, wash hand basin, bath and radiator.

### Bedroom 2

Double glazed window to front and side, built in wardrobe and two radiators.

### Bedroom 3

Double glazed window to rear, built in wardrobe and radiator.

### Bathroom

Double glazed window to front, radiator, wash hand basin, low level WC and Bath.

### Outside

Double Garage

Up-and-over doors with power and lighting.

Storage Cupboard

Houses the oil-fired boiler.

Storage Room

Includes a low-level WC, wash hand basin, power, and lighting.

To the rear of the property, there is a large hardstanding area providing ample parking for multiple vehicles, including space for a caravan. This area also offers access to the store buildings, garage, and a spacious **barn/workshop** measuring **59ft 3in x 20ft 2in** (which may contain asbestos), equipped with power, lighting, an inspection pit, and access to the paddock at the rear. Additionally, there is a lawned area with shrub borders, scattered trees, and a fenced paddock with two gated access points.

At the front, a gated driveway provides access past the side of the property to the rear, as well as the front and side entrances to the house. There is also a further lawned area with mature trees and well-established borders.



## Directions

From the Agents office in Ledbury at the Top Cross traffic lights turn right along The Southend taking the A449. At the roundabout take the second exit onto the A417 toward Gloucester and follow this road for around 4 miles. Continue on the A417 over the motorway and follow this round for approximately 0.5 miles where you will turn left signposted The Malverns. Follow this road for just over 1 miles and the property will be found on the right hand side just after Kings Green Caravan Park as indicated by the Agents For Sale Sign.



## Services

We have been advised that mains electric and water are connected to the property. The central heating is via an oil boiler and the drainage is via a septic tank. 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.

## 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.

**The property will be offered for sale by way of public auction at 6pm on Thursday, 19th June 2025 at The Feathers Hotel, 25 High Street, Ledbury, HR8 1DS. It is important that potential buyers follow the guidance given later in this brochure for registering to bid at auction. Legal Enquiries. A contract/legal pack will be prepared and available to buyers and their lawyers approximately three weeks prior to the auction. This will be prepared by Masefield Solicitors. Further information on this can be provided by the selling agents.**

## Viewing

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

## Council Tax

COUNCIL TAX BAND "F".

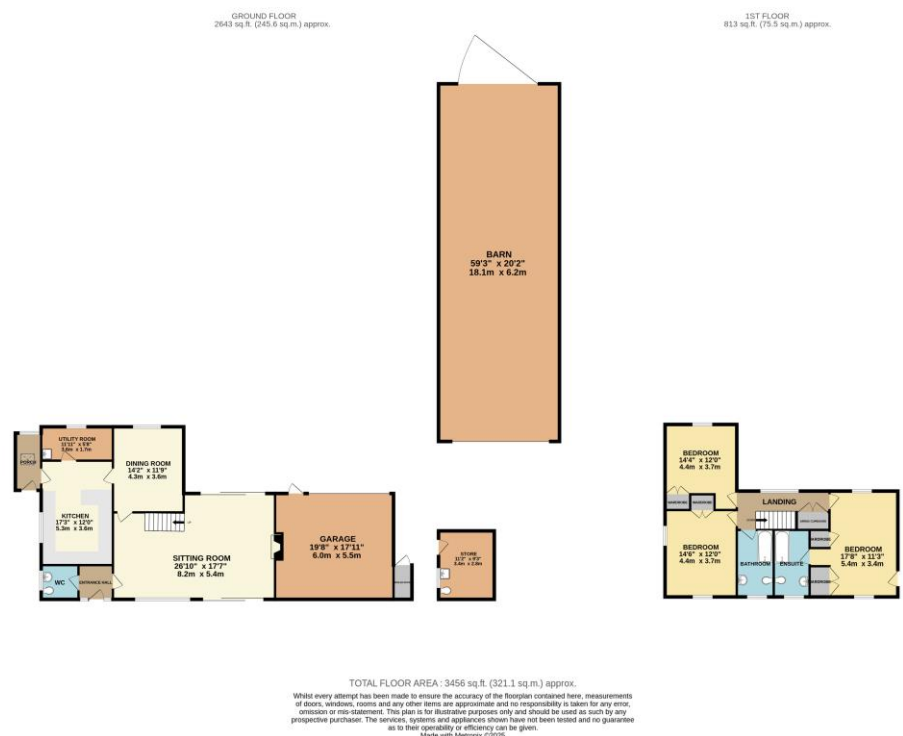
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (40).

## Tenure

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



**Ledbury Office**  
**01531 634648**

**3-7 New Street, HR8 2DX**  
**[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)**

### 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.



## Auction info

### FOR SALE BY AUCTION INFORMATION FOR PROSPECTIVE BIDDERS AT AUCTION.

Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identify to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identify with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder.

#### **PROOF OF IDENTITY**

In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following:

1. Photographic identify document such as a current passport or UK driving license AND
2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form.

If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale.

**DEPOSITS** A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is be auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors.

**AUCTION GUIDE PRICE** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to persue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

**RESERVE PRICE** This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Solicitors/Legal Pack** The solicitors acting on behalf of the vendors in the sale of The Hortons are Masfield Solicitors, Ledbury, HR8 1PN (01531 632377).



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**SUPERB OPPORTUNITY TO ACQUIRE APPROXIMATELY 10 ACRES OF AGRICULTURAL LAND IN A SOUGHT-AFTER RURAL LOCATION AT KINGS GREEN NEAR BERROW, OFFERING EXCELLENT ROAD ACCESS AND VERSATILE POTENTIAL.**

**GUIDE PRICE £150,000**

## Agricultural Land At The Hortons - Guide Price £150,000

Kings Green, Malvern, Gloucestershire, WR13 6AQ



# Agricultural Land At The Hortons

## Location & Description

Berrow is a small scattered rural hamlet situated close to the Worcestershire/Gloucestershire/Herefordshire borders with views back to the Malvern Hills. Local amenities are available in nearby Pendock, Redmarley, Welland and Staunton with Ledbury, Malvern and Tewkesbury all within easy travelling distance. The cities of Worcester, Hereford and Gloucester are all within easy reach as is Cheltenham and the M50 motorway (junction 2) can be accessed within 4 miles bringing the Midlands and South West into commuting distance.

## Property Description

A fantastic opportunity to acquire approximately 10 acres of agricultural land, situated in the sought after rural setting of Kings Green. Benefitting from direct road access and a peaceful yet convenient location, the land offers great potential for a range of agricultural, equestrian, or amenity uses (subject to any necessary consents).

Set within beautiful Worcestershire countryside, yet within easy reach of local towns and transport links, this is an ideal parcel for buyers seeking quality grazing land, hobby farming, or investment purposes.

## Auction Info

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### **SOLICITORS/LEGAL PACK**

The solicitors acting on behalf of the vendors in the sale of Agricultural Land At The Hortons is Masefield Solicitors, Ledbury, HR8 1PN (01531 632377).

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### **Services**

Prospective purchasers are advised to make their own enquiries regarding the availability of services.

### **Tenure**

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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.

