



Owletts Farm Barn
Coopers Lane | Pershore | WR10 3PB



A unique opportunity to acquire a 200 Square metre Dutch barn and create your own stunning home with panoramic countryside views and close to Pershore town centre. Full planning has been granted and expires in June 2025. There is parking for three cars and garden to the front and rear of the barn.

Ground Floor

The barn originally was part of a working farm. A new drive will come from the Coopers lane to the front of the barn which sits in the middle of the plot with parking for three cars to the front. The rear garden will be surrounded by a mixture of trees, patio and paths. The current plans for the ground floor show a large open plan kitchen, breakfast room that spans from the front to the rear of the barn with bi fold doors to the rear garden. There is a snug, large lounge, office, double bedroom with en suite and separate utility room with a W.C. There is good head height throughout the barn.

First Floor

The plans show three further double bedrooms, one en suite and a family bathroom.

Outside

The site plan shows a fodder store that is going to be removed and opposite the barn the other barn is going to be reduced in size and have a new roof on. Please see site plan in the brochure for details.

Location

The village of Wick has a strong community spirit with a church, social club and playing fields. There are plenty of walks across the river meadows into the beautiful Georgian town of Pershore which is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is less than 10 minutes from Wick and is a historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops. Cheltenham and Worcester are 30 minutes away, and the Cotswolds is 20 minutes away.

There are main line trains to London and Birmingham from Evesham, Honeybourne, Pershore and the city of Worcester. Birmingham Airport is less than 40 minutes away as is the M5, M40, M42 and M6.





New Tree Planting to be a mixture of:

- Hornbeam
- Field Maple
- Wild / Bird Cherry
- Holly
- Rowan / Mountain Ash
- Crab Apple

- Hornbeam / Beech Hedge
- Lawn
- Patio / Paths
- Gravel Parking Area

SCALE BAR 1:200



McCartneys Planning & Survey

16 High View Street, Herefordshire, HR12 3PB

Mr & Mrs P Smith

Proposed Site Plan

1:200 April 2022

Scale: A2 4A



Walls - Brick on nog on sheathing
Roof - Blank on nog on sheathing
Rainwater Gully - Galvalume steel

2 Ground Floor 3D Section

3 First Floor 3D Section

1 3D

McCartneys Planning & Survey

16 High Street, Herefordshire, HR12 3PB

PROJECT: Ouelts Farm, Coopers Lane, Wick, Pershore, Worcestershire, WR10 3PB

TITLE: Proposed 3D Views

CLIENT: Mr & Mrs Smith

DESIGNED BY: DATE: 15/04/22
DRAWN BY: CAJ
SCALE: 1:100
PROJECT NUMBER: 16/2022



Bird boxes

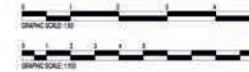
A Sparrow terrace will be attached to the building e.g. 1 SP Schwegler Sparrow Terrace. It can be installed on the wall cladding.

A Schwegler House Martin Nest 9A - double will be placed on the eaves. These must be on a N/E aspect at 3-4m height.

Walls - Black corrugated tin sheeting

Roof - Black corrugated tin sheeting

Rainwater Goods - Galvanized steel



GENERAL NOTES & SPECIFICATIONS

MATERIALS, WORKMANSHIP AND CONSTRUCTION ARE TO CONFORM WITH CURRENT STANDARDS, CODES OF PRACTICE, AGREEMENT CERTIFICATES AND MANUFACTURERS RECOMMENDED SPECIFICATIONS AND ARE TO FULLY COMPLY WITH THE BUILDING REGULATIONS 2010, RELATED APPROVED DOCUMENTS AND LEGISLATION.

ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH STATUTORY AUTHORITY REGULATIONS AND BY LAWS.

SAFETY

STATUTORY INSTRUMENT 2015 No 51 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

THE CONTRACTOR IS TO COMPLY WITH THE DUTIES IMPOSED ON HIM BY THE ABOVE REGULATIONS AND LIASE DIRECTLY WITH THE CDM COORDINATOR AS APPOINTED BY THE CLIENT

IMPORTANT

DO NOT SCALE FROM THIS DRAWING. WRITTEN DIMENSIONS ARE IN ALL CASES TO BE PREFERRED TO SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE DESIGNER AT ONCE.

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED OR DISCLOSED EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF MCCARTNEYS LLP.

RETENTION OF TITLE

OWNERSHIP OF AND COPYRIGHT IN THE DESIGNS SHOWN ON THIS PLAN REMAIN VESTED IN MCCARTNEYS LLP THE CLIENT IS LICENSED TO USE THE DESIGNS FOR THE PURPOSE FOR WHICH THEY WERE PRODUCED ON PAYMENT TO MCCARTNEYS LLP OF THE COSTS OF PREPARATION OF THE PLAN AND DESIGNS.

LICENCES

Ordnance Survey
 LICENCE No: 100004120. REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.
 PUBLISHED FOR THE PURPOSE OF IDENTIFICATION ONLY AND ALTHOUGH BELIEVED TO BE CORRECT ITS ACCURACY IS NOT GUARANTEED. CROWN COPYRIGHT RESERVED.

PRC/MAP
 LICENCE No: 10020449.

Rev	Description	Date



54 High Street, Kington, Herefordshire, HR5 3BJ

PROJECT:
 Owletts Farm, Coopers Lane, Wick, Pershore, Worcestershire, WR10 3PB

TITLE:
 Proposed Plans and Elevations

CLIENT:
 Mr & Mrs Smith

DRAWN BY TMC/GJ	CHECKED BY GJ	DATE Jan 2022
SCALE (@ A1) As indicated	PROJECT NUMBER KI 5782	

DRAWING NUMBER Option 2	REV
----------------------------	-----



3 North East Elevation
1 : 100



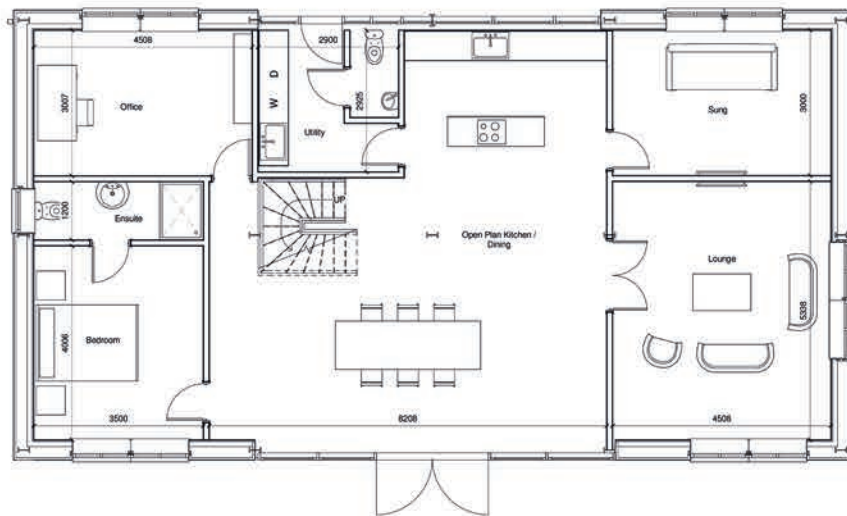
4 North West Elevation
1 : 100



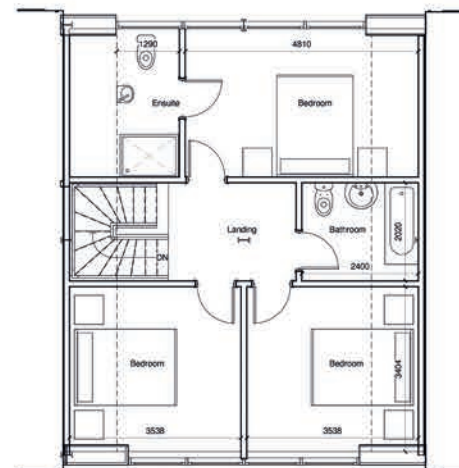
5 South West Elevation
1 : 100



6 South East Elevation
1 : 100



1 Ground Floor
1 : 50



2 First Floor
1 : 50



Services

The site has electricity and mains water. A Klargester septic tank will need to be installed to be shared between the main farm house and the barn.

Local Authority

Wychavon district council

Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

The post code to the property is WR10 3PB. Turn into Cooks Hill, and continue down Coopers Lane. The property is on your left hand side.





Not to scale
The boundary is 4 meters from the rear of the barn

Fine & Country
Tel: +44 (0)1789 332 600
stratford@fineandcountry.com
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

