



## 26, Sub Rosa Larford Farm Estates, Stourport-On-Severn, DY13 0SQ

This chalet is located within this popular and picturesque site known as Larford Farm Estates and positioned near the beautiful River Sever and centered around a meadow. The chalet is in need of full renovation, and maybe be easiest sold as a plot with a new unit built in its place - subject to building regulations and planning permission. The chalet currently comprises an open plan lounge diner, kitchen, shower room, and two bedrooms.

A visit is essential to fully appreciate the potential and location on offer.

Cash Offers Only.

Council Tax Band A.  
 EPC band - Exempt.

**Cash Offers Only £95,000**



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### Entrance Door

Opening to the lounge diner.

### Lounge Diner

21'7" max x 14'9" max, 12'5" min (6.60m max x 4.50m max, 3.80m min)



### Lounge Area



With windows to the side, log burner (untested), and doors to the kitchen and rear lobby.

### Outlook



### Dining Area



Having a window to the front, door to bedroom two, and open plan with the lounge area.



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### Kitchen

12'5" x 6'6" (3.80m x 2.00m)



Having base units with worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, space for under counter appliance, windows to the side and rear, and door to the rear garden.

### Bedroom Two

8'10" x 8'10" (2.70m x 2.70m)



Having a window to the front.

### Rear Lobby

With a storage area, steps to the shower room, and stairs rising to the upper floor.

### Shower Room



Having a wash basin, w/c, shower enclosure, and window to the side.

### Upper Floor

With a windows to the side, and door to bedroom one.

### Bedroom One

11'1" x 9'6" (3.40m x 2.90m)



Having a sliding patio door to the rear garden, and window to the side.



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Outside



Larford Farm Estate



Rear Garden



Local Area



### Council Tax

Malvern Hills - Band A.

### Services

The agent understands that the property has mains water / electricity / cess pit drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Site is collectively owned by the residents management company, Lardford Farm Estates Ltd.

The seller has informed us of the current service charge approx. £500 per year.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not



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specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Agents Note

When purchasing a chalet we recommend taking advice from a solicitor or another professional - independent from the seller or site owner due to the obligations required by both seller and buyer. There are often specific requirements to purchase a property of this type along with site rules and regulations, include service charges and commission payable to the site owners on sale.

Intending purchasers should satisfy themselves about any such requirements including specific restrictions on occupancy and residential use of the home, along with payable charges.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-110425-V1.0**



Ground Floor



Upper Floor

