



Sandfield Lane, Sedgeberrow, WR11 7QS

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

The Property

**** AN AG-TIED RURAL RESIDENCE SET IN 24 ACRES WITH VARIOUS OUTBUILDINGS/GLASSHOUSES ****

A fantastic opportunity to purchase a substantial detached family home which sits on around 24 acres of ground. Situated down a no through road in a truly wonderful rural location with far-reaching views of Bredon and Dumbleton Hills. Oakwood was built by the current owners and offers an array of living accommodation spanning over 2,300 sqft set over two floors.

The property has been improved and reconfigured over recent years and comprises; porch, hall, dual aspect living room, w/c, dining room, recently fitted kitchen/diner with island, utility, additional w/c, study and conservatory. Upstairs benefits from FIVE DOUBLE bedrooms, the master benefitting from an en-suite and a family bathroom.

The house itself is subject to an Agricultural Occupancy Restriction limiting its occupation to persons mainly employed, or last employed, locally in agricultural. A copy of the Planning Permission ref W/88/1178/O can be provided upon request. It is for any potential Buyer to satisfy themselves as to their eligibility to comply with this restriction. To the outside of the house there is ample parking, with landscaped front, rear and side gardens.

The whole property extends to approximately 24 acres. In addition to the house and gardens, there is around 30,500sq.ft of glasshouses which operated until recently as a growing fruit and vegetables. There are further extensive steel framed agricultural buildings, which may be eligible for conversion to residential or other uses, subject to the relevant permissions. The remainder of the land comprises around 16 acres of arable land with further fruit orchards and polytunnels and mature landscaping to the boundaries.

There is a tremendous amount of scope with this wonderful opportunity, someone looking to run an agriculture business from their home or add value through the planning process.





Key Features

- DETACHED RURAL RESIDENCE
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- 24 ACRES
- VARIOUS OUTBUILDINGS AND BARNs
- GLASSHOUSES
- RURAL LIVING
- LOTS OF POTENTIAL
- PLANNING POTENTIAL

Additional Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Local Authority: Wychavon District Council

Basic Payment Scheme (BPS)

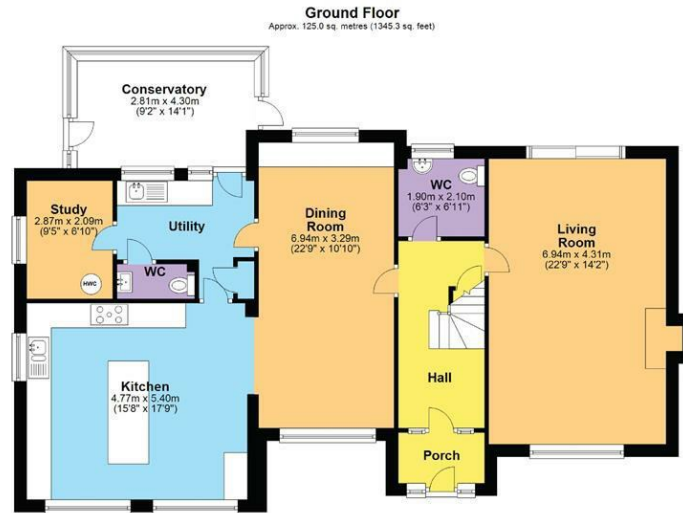
Basic Payment Scheme (BPS) We understand that the land is registered with the Rural Payments Agency (RPA) for Basic Payment Scheme (BPS) purposes and any purchaser wishing to avail themselves of support payments should make their own enquiries with the Rural Payments Agency (RPA) on 03000 200 301, email - ruralpayments@defra.gov.uk (www.gov.uk)







Floorplan



Total area: approx. 222.1 sq. metres (2390.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.