

Two Acres Worcester Road, Chadbury, WR11 4TD

Offers over £100,000

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CHRISTIAN LEWIS PROPERTY



Two Acres Worcester Road

Chadbury, WR11 4TD

- Approx. 2 acres
- Road access
- Water and electric
- Freehold parcel

Freehold Land with River Frontage, Vehicle Access and Services

An attractive freehold parcel of land extending to approximately two acres, offering a combination of open space, convenient vehicle access and river frontage.

The land benefits from direct vehicular access, providing practical access to and from the site. Mains electricity and water are understood to be available to the land, offering useful existing services for a variety of potential uses, subject to any necessary consents and permissions.

The river frontage provides an appealing natural feature, adding to the character and potential amenity of the property. The approximately two-acre site offers a substantial area of land with scope for a range of potential uses, subject to planning, environmental and other relevant restrictions.

The property is offered freehold, providing the purchaser with full ownership of the land. Buyers are advised to make their own enquiries with the relevant local authority and statutory bodies regarding permitted uses, planning matters, access rights, services and any restrictions affecting the land.





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Additional Information

Tenure: We understand that the land for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band n/a
EPC Rating n/a

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

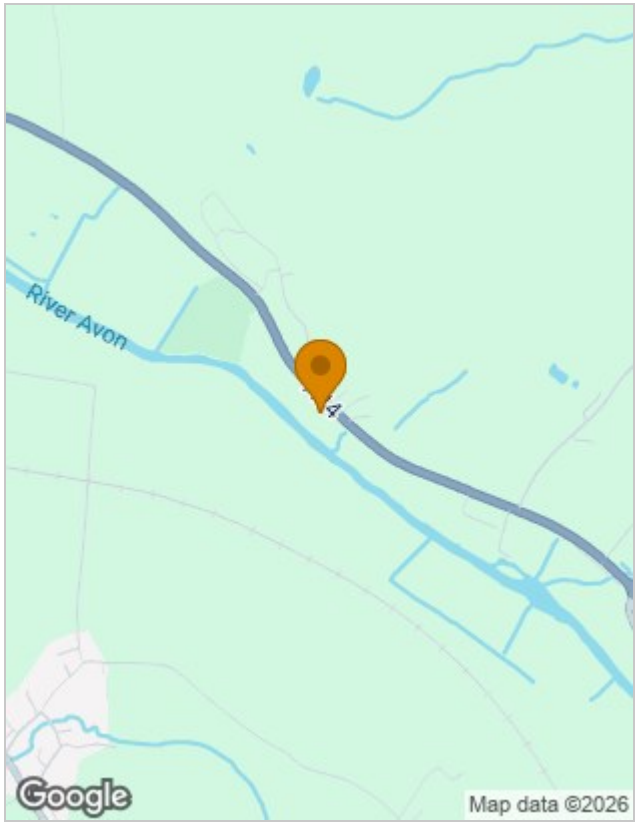




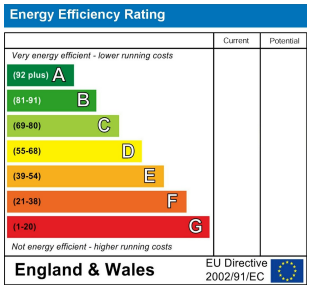


Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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