



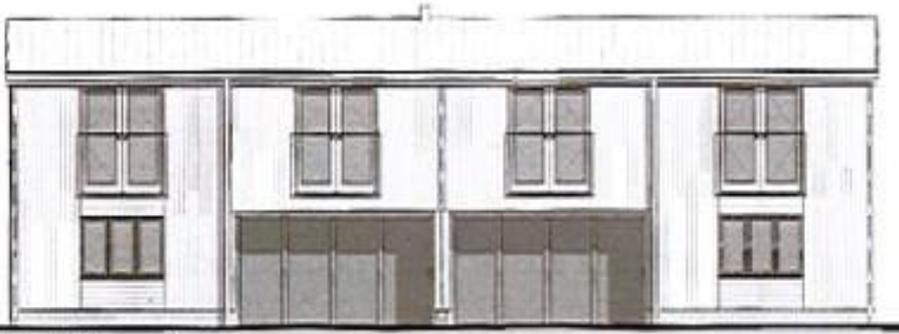
West Elevation

1 : 100



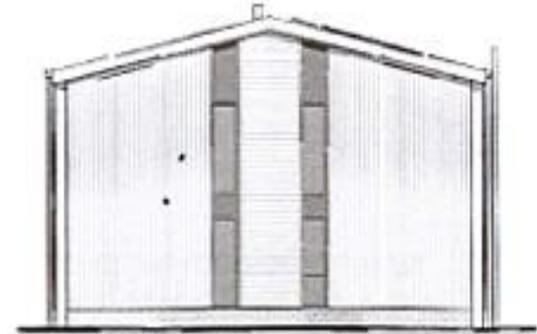
South Elevation

1 : 100



East Elevation

1 : 100



North Elevation

1 : 100

Old College Barn

Pensham, Pershore

- Barn with Q-conversion consent (granted May 2025) plus approx. 3-acres
- Full details available at Wychavon Planning: W/25/00622/GPDQ
- Will create living accommodation of 3,300 sq. ft / 307 sq. m
- Four bedrooms - Three bathrooms
- Open plan sitting/dining/kitchen
- Utility with shower room
- Play room & study
- Ample parking & cycle store
- Being sold with approx. 3-acres of land

Asking Price: £500,000

Old College Barn, Pensham

****BARN WITH PLANNING CONSENT (Q-CLASS) TO CONVERT INTO A TWO STOREY, FOUR BEDROOM DWELLING WITH APPROX. 3-ACRES**** A steel framed barn located at the southern end of Pensham - an idyllic village on the outskirts of the market town of Pershore. The conversion would create living accommodation of approx. 3,300 sq.ft / 307 sq. m. Open plan sitting/dining room/kitchen. Study. Play room. W.C. plus a utility with shower room. Four double bedrooms - two with en-suites and walk in wardrobes. Family bathroom. Ample parking and cycle store. It is understood the following services are connected: Electricity, Gas, Water and believe mains sewerage. This information has not been checked with services providers or tested. A prospective buyer is advised to satisfy themselves where necessary.

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

Disclaimer:

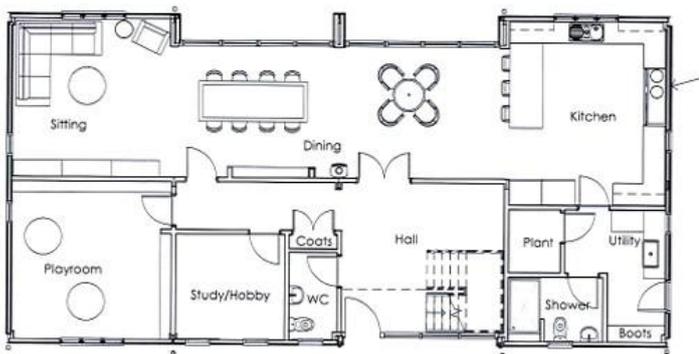
Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Identity Checks:

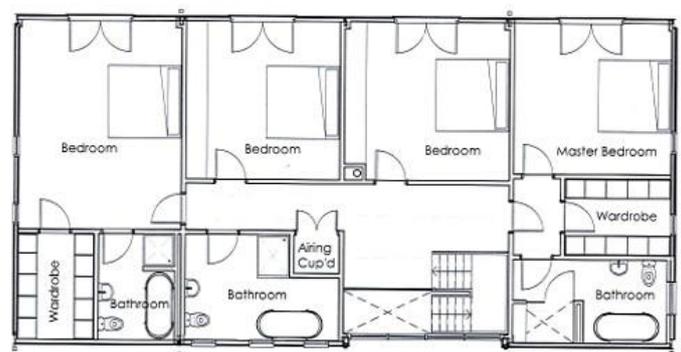
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



Above plan is for guidance only and is not 100% accurate. It shows the approximate 3-acres being sold with the barn.



Ground Floor Plan



First Floor Plan

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www.nigelpoolestateagents.co.uk



MISREPRESENTATION ACT 1991

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