



Mill Cottage, Salwarpe, Droitwich, Worcestershire, WR9 0AH

G HERBERT
BANKS

EST. 1898



Mill Cottage, Salwarpe, Droitwich, Worcestershire, WR9 0AH

FOR SALE BY PRIVATE TREATY

Guide Price: £1,300,000 as a whole.

A rare rural holding comprising a detached five-bedroom dwelling, gardens, garage, detached agricultural building, pastureland, woodland and River Salwarpe frontage, extending in all to approximately 40.23 acres / 16.28 hectares.

An Appealing Rural Holding

G Herbert Banks are delighted to be favoured with instructions to offer for sale Mill Cottage, Salwarpe, an attractive and versatile rural holding situated in the Worcestershire countryside.

The property comprises a detached five-bedroom dwelling, gardens, garage, a useful detached agricultural building, pastureland, woodland and riverside amenity land. Extending in all to approximately 40.23 acres / 16.28 hectares, Mill Cottage offers an increasingly rare opportunity to acquire a rural property with genuine space, privacy, agricultural utility and lifestyle appeal.

The holding is likely to be of interest to a broad range of purchasers, including those seeking a rural family home, smallholding, amenity property, agricultural land, woodland, river frontage or a property with longer-term improvement potential.

Spacious Family Accommodation

Mill Cottage provides flexible family accommodation extending to approximately 209.3 sq m / 2,253 sq ft GIA. The accommodation is arranged over two floors and includes a kitchen, living room, music room, dining room / wet utility, WC and staircase hall to the ground floor, with five bedrooms, family bathroom and further WC / en-suite facility to the first floor.

The house offers good proportions throughout, with the principal living room and main bedrooms being of particular note. The internal accommodation is comfortable and usable, although purchasers are likely to see scope for modernisation and improvement in due course.

This gives the property considerable potential for a purchaser wishing to update the house to their own requirements, subject to any necessary consents.

The house is complemented by its established garden setting, driveway, garage and the wider landholding beyond.

Gardens, Grounds and Outbuildings

Mill Cottage sits within its domestic garden and curtilage, extending to approximately 0.23 hectares / 0.57 acres. The gardens provide an attractive setting for the dwelling and form an important part of the overall appeal of the property. The property benefits from driveway parking and a garage, together with a detached general-purpose agricultural building extending to approximately 125.9 sq m / 1,355 sq ft GEA. The agricultural building is of functional construction and is suitable for general agricultural, machinery, storage and land management purposes.

The building is a useful addition to the holding and materially enhances the practical appeal of the property for purchasers seeking land with associated storage or agricultural utility. Purchasers should satisfy themselves as to the condition and future use of all buildings and structures. Any planning or alternative use potential should be considered with the local planning authority and professional advisers.

Land and Amenity

The wider holding is a principal feature of Mill Cottage. The property extends in total to approximately 40.23 acres / 16.28 hectares, comprising the house and garden, pasture/agricultural land, woodland and riverside land.

The pasture/agricultural land extends to approximately 32.96 acres. It is understood to be occupied by Churchfield Limited under a historic licence arrangement and used for agricultural purposes. Further details of the occupation arrangements are available from the Agents and should be verified by solicitors prior to exchange of contracts.

The pastureland is in average condition and would benefit from some fencing and grass sward management. However, it remains productive and useful agricultural land, capable of continued grazing, mowing or other agricultural use, subject to normal management.

The woodland and riverside amenity land extends to approximately 6.70 acres and adds significant character, privacy, shelter, biodiversity and recreational interest to the holding. The River Salwarpe frontage is a notable feature and enhances the amenity value of the property.

Purchasers should note that lower-lying parts of the land may be affected by flood risk, which is not unusual for riverside land of this nature. Prospective purchasers should make their own enquiries in respect of flood risk, drainage and any watercourse-related matters.

The land is also affected by a public footpath and by overhead electricity apparatus / wayleave. These matters are to be verified by purchasers and their solicitors.

A Rare Opportunity

Mill Cottage is far more than simply a detached house with land. It is a rare and versatile rural holding combining a detached five-bedroom dwelling, established gardens, garage, agricultural building, productive pasture, woodland and River Salwarpe frontage. The property offers considerable appeal to those seeking a rural lifestyle, smallholding, amenity holding or country property with land. The house provides comfortable accommodation with scope for updating, while the land, woodland, river frontage and building provide a depth of appeal which is increasingly difficult to find.

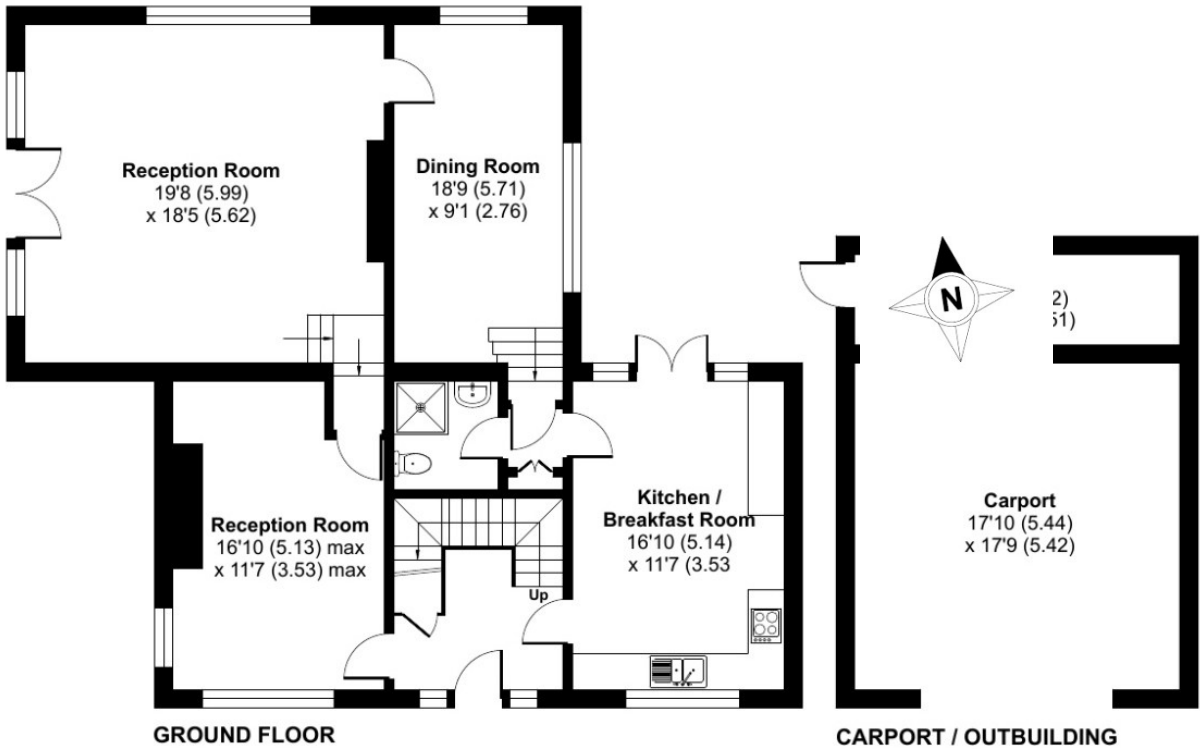
Offered for sale by private treaty, Mill Cottage represents an excellent opportunity to acquire a distinctive rural property with genuine flexibility and broad market appeal.

At a Glance

- Detached rural dwelling
- Five bedrooms
- Approximately 209.3 sq m / 2,253 sq ft GIA
- Gardens and domestic curtilage
- Garage and driveway parking
- Detached general-purpose agricultural building
- Agricultural building extending to approximately 125.9 sq m / 1,355 sq ft GEA
- Approximately 40.23 acres / 16.28 hectares in all
- Approximately 32.96 acres of pasture/agricultural land. Approximately 6.70 acres of woodland and riverside amenity land
- River Salwarpe frontage
- Productive pastureland
- Woodland, biodiversity and amenity appeal
- Potential for agricultural, amenity, smallholding or lifestyle use
- Scope for modernisation and improvement
- Mains water and electricity
- Private drainage
- LPG central heating
- Public footpath crossing part of the land
- Overhead electricity apparatus / wayleave

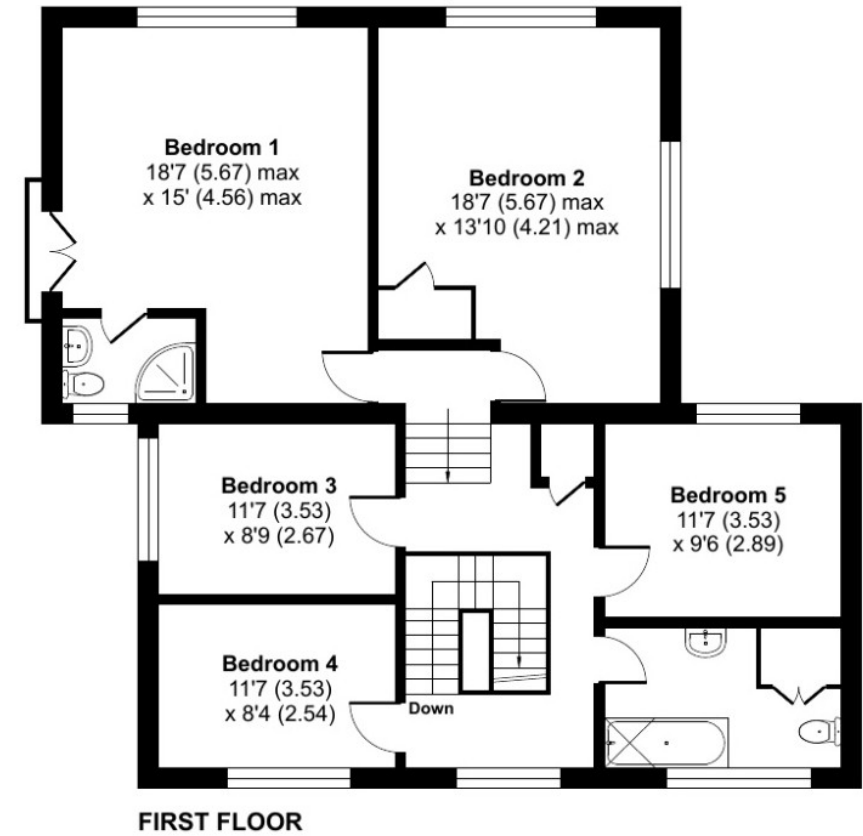


Floor Plans



Mill Cottage, Salwarpe, Droitwich, WR9

Approximate Area = 2253 sq ft / 209.3 sq m (excludes carport)
Outbuilding = 88 sq ft / 8.2 sq m
Total = 2341 sq ft / 217.5 sq m
For identification only - Not to scale



EPC (please click below for further information)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecon
Produced for G Herbert Banks LLP. REF: 1497906

Ground Floor

The ground floor accommodation at Mill Cottage provides a practical and flexible arrangement of reception, kitchen and ancillary space.

The kitchen is of useful size and enjoys a pleasant relationship with the garden. The living room is a particularly generous reception room, extending to approximately 32.66 sq m, and forms the principal family living space within the house. In addition, there is a music room, dining room / wet utility area, ground floor WC and staircase hall with storage. The arrangement provides good flexibility for family occupation, entertaining, home working or ancillary domestic use.

The accommodation would benefit from modernisation in places, but the underlying layout and proportions provide a strong basis for improvement.

Ground Floor Summary

- Kitchen: approximately 5.13 m x 3.51 m - 18.04 sq m
- WC: approximately 3.00 m x 1.81 m - 5.44 sq m
- Music Room: approximately 2.75 m x 5.66 m - 15.58 sq m
- Living Room: approximately 5.81 m x 5.62 m - 32.66 sq m
- Dining Room / Wet Utility: approximately 3.53 m x 5.13 m - 18.09 sq m
- Staircase hall with storage: approximately 2.83 m x 3.19 m - 9.01 sq m
- Flexible reception and ancillary accommodation
- LPG central heating
- Mains water and electricity
- Private drainage

First Floor

The first floor accommodation is arranged around a landing and provides five bedrooms, family bathroom and further WC / en-suite facility.

The principal bedroom is a particularly generous room, extending to approximately 25.90 sq m, while Bedroom 5 also provides a large and flexible room extending to approximately 23.67 sq m. The remaining bedrooms provide further family, guest or home-working accommodation.

The first floor layout gives Mill Cottage good family appeal and provides scope for updating or reconfiguration, subject to any necessary consents.

First Floor Summary

- Landing: approximately 5.12 m x 2.82 m - 14.46 sq m
- Bedroom 1 / Office: approximately 2.51 m x 3.53 m - 8.85 sq m
- Family Bathroom: approximately 2.48 m x 2.10 m - 5.20 sq m
- Bedroom 2: approximately 3.34 m x 2.99 m - 9.99 sq m
- WC / en-suite facility
- Bedroom 3: approximately 3.48 m x 2.52 m - 8.75 sq m
- Bedroom 4 / Main Bedroom: approximately 5.70 m x 4.55 m - 25.90 sq m
- Bedroom 5: approximately 5.66 m x 4.18 m - 23.67 sq m
- Five-bedroom family accommodation
- Scope for modernisation and improvement

Outbuildings, & Land

The outbuildings and land are a key part of Mill Cottage's appeal. The property includes a detached general-purpose agricultural building extending to approximately 125.9 sq m / 1,355 sq ft GEA, suitable for agricultural storage, machinery, equipment and general land management use. The wider holding extends to approximately 40.23 acres / 16.28 hectares, including pastureland, woodland and River Salwarpe frontage, providing a rare combination of agricultural utility, amenity, biodiversity and lifestyle appeal. The land is understood to be occupied by Churchfield Limited under a historic licence arrangement and is affected by a public footpath, overhead electricity apparatus / wayleave and potential flood risk to lower-lying areas.

Outbuildings, & Land Summary

- Detached general-purpose agricultural building
- Agricultural building extending to approximately 125.9 sq m / 1,355 sq ft GEA
- Suitable for general agricultural, machinery, storage or land management use
- Garage and ancillary domestic storage
- Approximately 40.23 acres / 16.28 hectares in total
- Approximately 0.57 acres of house, garden and domestic curtilage
- Approximately 32.96 acres of pasture/agricultural land
- Approximately 6.70 acres of woodland and riverside amenity land
- River Salwarpe frontage. Public footpath crossing part of the land. Overhead electricity apparatus / wayleave
- Land occupied by Churchfield Limited under a historic licence arrangement
- Lower-lying land may be affected by flood risk
- Woodland and riverside amenity appeal







GENERAL INFORMATION

VIEWING

Strictly by prior appointment with G Herbert Banks LLP's Great Witley Office. If you wish to arrange a viewing, please contact James Goodman on 01299 896968 or at jg@gherbertbanks.co.uk

OVERAGE PAYMENT

The Vendors may apply an overage provision in relation to any future planning uplift affecting the agricultural building and/or such other part of the holding as may be specified. The precise terms, trigger event, percentage and duration are to be confirmed by the Vendors' solicitors. By way of indication, the overage may relate to future residential or commercial development value arising from the grant of planning permission or other relevant consent. Prospective purchasers should make their own enquiries and take legal advice in relation to the overage provisions before submitting an offer.

SPORTING, TIMBER, MINERAL & MINERAL RIGHTS

All sporting rights, timber rights, mining & mineral rights together with any ancillary rights are in hand and will pass with the Freehold.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive Pershore, Worcestershire, WR10 1PT, Tel: 01386 565000

COUNCIL TAX

Mill Cottage is understood to be assessed for Council Tax purposes as follows: Council Tax Band: G
Prospective purchasers should make their own enquiries with Wychavon District Council to confirm the current annual charge and any applicable discounts, exemptions or amendments.

SERVICES

The dwelling is understood to benefit from mains water and mains electricity. Drainage is understood to be private, via a septic tank. The septic tank is believed to be approximately ten years old, although the precise installation date, specification and compliance position should be verified by purchasers and their advisers. Heating is understood to be by LPG central heating, served by a Bosch boiler believed to be approximately five years old. The property has a mixture of glazing, including some double glazing and some single glazing. No tests have been carried out by the Agents in respect of any services, appliances, installations, heating systems or private drainage arrangements. Prospective purchasers should rely on their own inspections, surveys and enquiries. The availability and extent of services to the agricultural building and land should be verified by purchasers.

FIXTURES AND FITTINGS

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

TENURE

The property is offered for sale freehold. The title is understood to be unregistered but the vendors solicitors are currently expediting the registration process and title information will be available shortly. The property is to be sold subject to all existing rights, easements, wayleaves, covenants, restrictions and other matters affecting the same. Vacant possession of the dwelling is anticipated on completion. The pastureland and agricultural building are understood to be occupied by Churchfield Limited under a historic licence arrangement. The precise terms of occupation, including extent, payment and termination arrangements, should be verified by solicitors prior to exchange of contracts.

PLANNING

The property is sold subject to any Development Plan, Tree Preservation Order, Conservation Area designation, Town Planning Schedule, Resolution or Notice which may be, or come to be, in force, and subject to any statutory provisions, byelaws, land charges or planning requirements, without obligation upon the Vendors to specify them. Part of the property is understood to be affected by the Droitwich Canal Conservation Area. Purchasers should make their own enquiries with the local planning authority in respect of any planning, conversion or alternative use potential, particularly in relation to the agricultural building, garage or any future use of the land. No warranty is given by the Vendors or the Agents as to the planning status or future development potential of any part of the property.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. The Vendors may consider alternative lotting. If you wish to make an offer or arrange a viewing, please contact James Goodman on 01299 896968.

LAND OCCUPATION

The pastureland and agricultural building are understood to be occupied by Churchfield Limited under a historic licence arrangement.

The exact written agreement has not been located at the date of preparation of these particulars. Purchasers should satisfy themselves, through their solicitors, as to the basis of occupation, any payments, the extent of land and buildings occupied, and the termination position.

DIRECTIONS

For satellite navigation, please use postcode WR9 0AH.

FLOODING AND WATERCOURSES

The property benefits from frontage to the River Salwarpe. Purchasers should note that lower-lying parts of the land may be affected by flood risk, which is typical of riverside land of this nature. The dwelling itself is not understood to have flooded, although no warranty is given in this regard. Purchasers should make their own enquiries in respect of flood risk, watercourse responsibilities, drainage, riparian ownership, fishing rights, Environment Agency requirements and any obligations relating to the River Salwarpe or adjoining watercourses.

MONEY LAUNDERING, TERRORIST FINANCING & TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

RIGHTS OF WAY, EASEMENTS & BOUNDARIES

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, rights of light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, together with all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes, whether referred to in these particulars or not, and subject to the provisions of any planning scheme of county or local authorities.

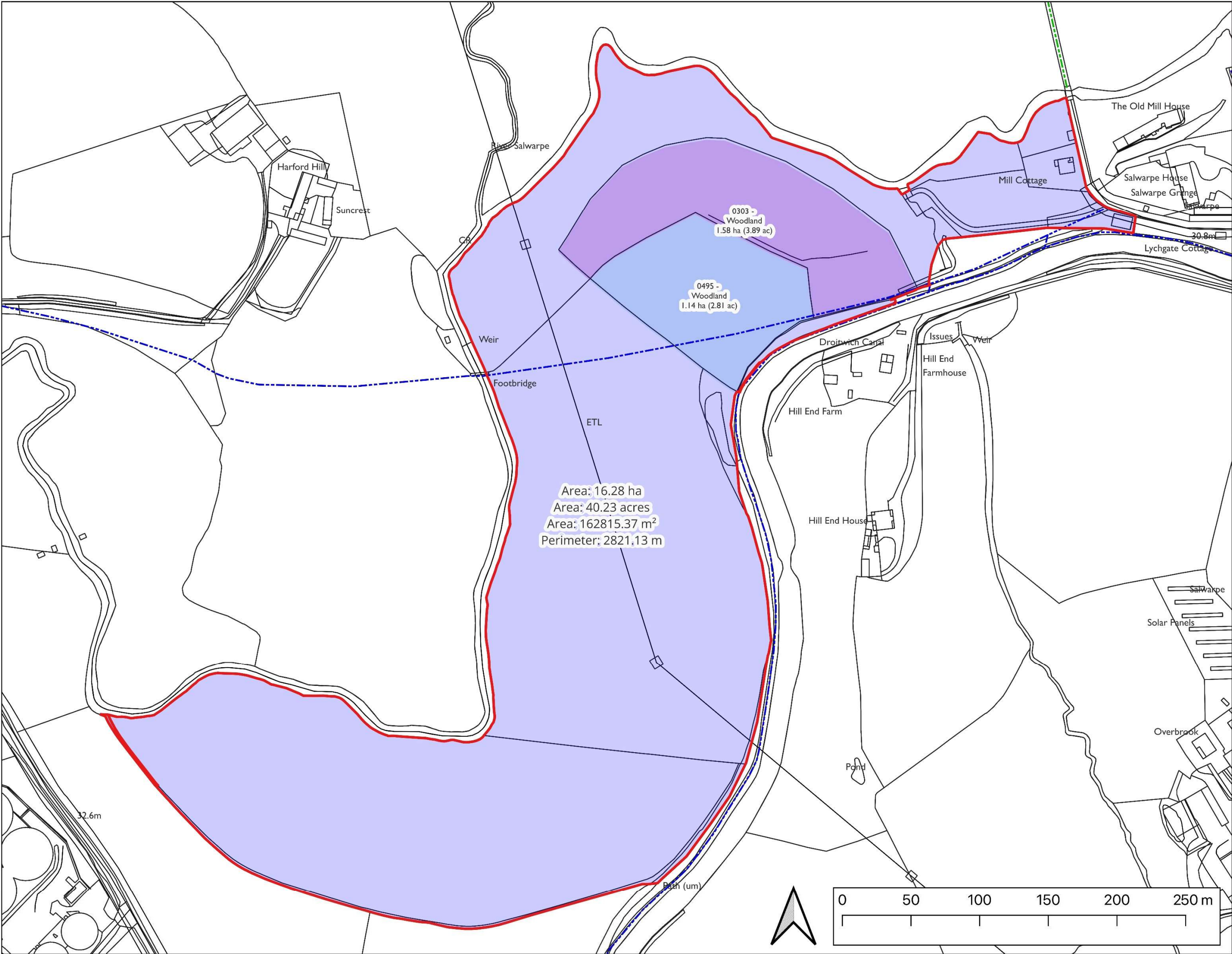
A public footpath crosses part of the land. The precise route should be verified by purchasers and their solicitors.

Overhead electricity apparatus crosses part of the holding and is understood to be subject to wayleave arrangements. Further details should be verified by purchasers and their solicitors. Purchasers should satisfy themselves as to the precise position of all boundaries, rights, easements, wayleaves, services and access arrangements.

AGENTS NOTES

The Agents would stress that these particulars have been prepared as a guide to prospective purchasers and that all measurements are approximate. Should any interested party require clarification or further information on any point contained within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise, and neither the Vendors nor the Agents of the Vendors are responsible for any such faults or defects or for any statement contained in these particulars. Purchasers shall be deemed to acknowledge that they have not entered into any contract in reliance on any of these statements, that they have satisfied themselves as to the correctness of each statement by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the Agents in relation to the property. The plans and quantities are based on the latest Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers.

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Legend

- Footpath
- Total Area
- LandCovers
 - Woodland
 - Woodland

For Sale 40.23 Acres

Scale: 1:1250
Size: A3

Particulars Plan - Detailed

Rev	Date	Description
1	07/05/26	First Issue

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- Footpath
- Total Area
- Overage

Scale: 1:1250
Size: A3

Rev	Date	Description
1	07/05/26	First Issue

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