



OVERVIEW

Glover Hill Farm is a residential smallholding with approximately 16.5 acres of arable and pasture land and a small range of agricultural buildings. The house is in need of some internal modernisation but offers the significant potential to add to the existing residential space.

SITUATION

Glover Hill Farm is located in the peaceful village of Uckinghall nestled between the picturesque Malvern Hills and Cotswold Areas of Outstanding Natural Beauty. Uckinghall has excellent transport links with Junction 1 of the M50 approximately 1.5 miles to the east giving access to the wider motorway network. Mainline railway stations are available from Ashchurch, Malvern as well as further afield from Cheltenham and Worcester.

Nearby Upton on Severn (3.5 miles) offers several public houses, a library, local shops and doctors surgery. Worcester (12 miles) and Cheltenham (17 miles) offer a wider variety of shopping and leisure options.

DESCRIPTION

Glover Hill Farm is a 2/3 bed three storey red brick property with a small range of traditional agricultural barns with potential for alternative uses (subject to the necessary planning consents). The house is set in a large mature garden and benefits from approximately 9.5 acres of pasture land and 7 acres of arable land.

The property is in need of some internal modernisation and provides a potential development project with scope for re-using the traditional buildings (subject to the necessary planning consents).

THE FARMHOUSE

Glover Hill farmhouse is a two / three bedroom red brick property built in the late 1970's but now in need of some internal modernisation. The house features a spacious cellar and storage room on the lower floor that has the potential to be converted into additional residential space. On the middle floor the property offers a large living room and kitchen / dining room and third bedroom. French doors from the dining room provide access down a ramp to the rear garden and parking area. The upper floor provides two good sized bedrooms and the bathroom.

AGRICULTURAL BUILDINGS

The buildings provide an opportunity either for use within an agricultural enterprise or for development into a range of other uses including residential conversion or equestrian (subject to the necessary planning consents).

The buildings comprise of:

- Thatched red brick barn (14.02m x 5.20m) – traditional timber frame building with red brick infill, concrete floor, and thatched roof under metal sheeting.
- Lean to (14.12m x 4.46m) – timber frame attached to the thatched red brick barn.
- Open Fronted Lean-to (7.28m x 5.11m) – timber frame and tin sheeting roof.
- Dutch Barn (9.40m x 7.10m) – steel portal frame, tin cladding to all elevations and open fronted on the eastern elevation

THE LAND

The land extends to approximately 16.5 acres (6.75 ha) and comprises approximately 7 acres of level arable land and 9.5 acres of more undulating pasture land. The arable land appears to be classified as Grade1/2 on the Agricultural Land Classification maps.

SERVICES

Mains electricity and water are present to the property. Heating and hot water are by way of an oil fired boiler. The property is connected to the telephone and has potential access to super fast fibre broadband.

PLANNING

We are not aware of any current or pending planning applications over the property. Potential purchasers are invited to make their own investigations with the Local Planning Authority.

COUNCIL TAX

Council Tax Band D – Amount Payable 207/18 - £1,597.98

TENURE

The property is offered Freehold with vacant possession upon completion.

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council – 01684 862221 (Planning)
www.malvern hills.gov.uk

VIEWINGS

Viewings are strictly by appointment only.

Please contact Carver Knowles to arrange a booking on 01684 853400.

METHOD OF SALE

The property is offered for sale by Formal Tender. **The deadline for receipt of tenders is Noon on Friday 15th June 2018.**

Contract Packs and Tender Forms are to be requested via the Agents and are available electronically.

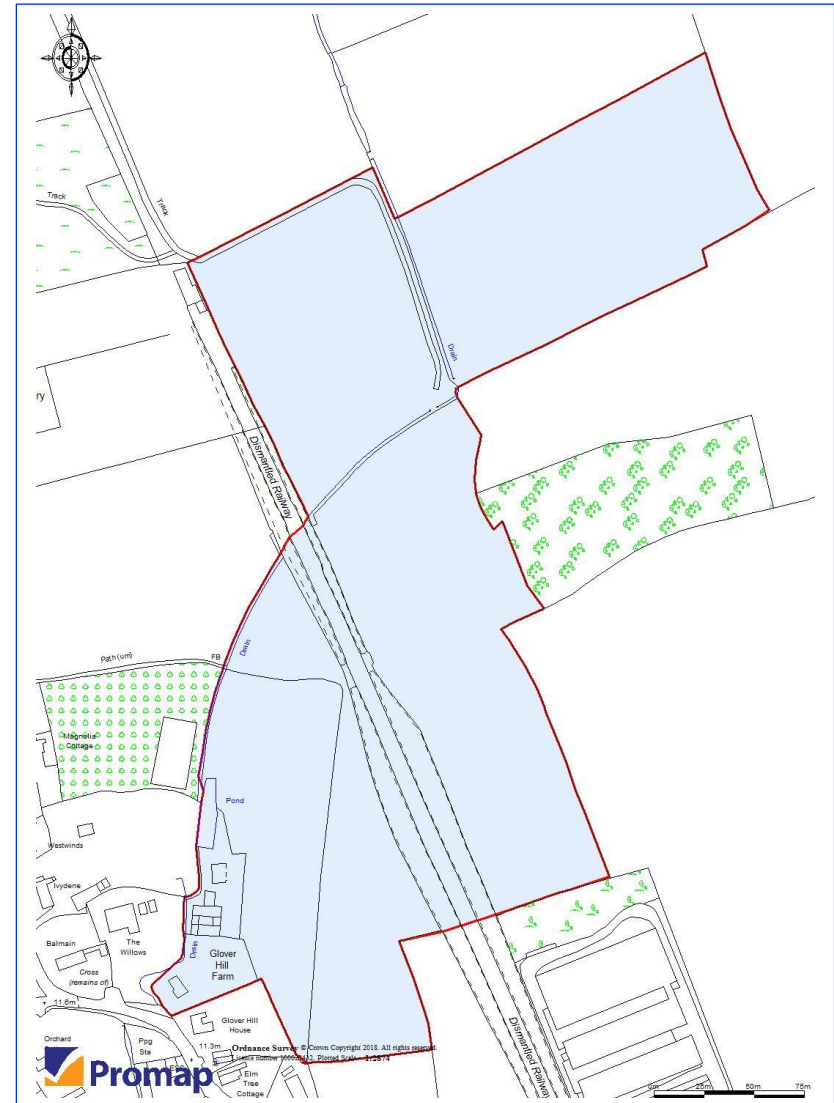
VENDOR'S SOLICITOR

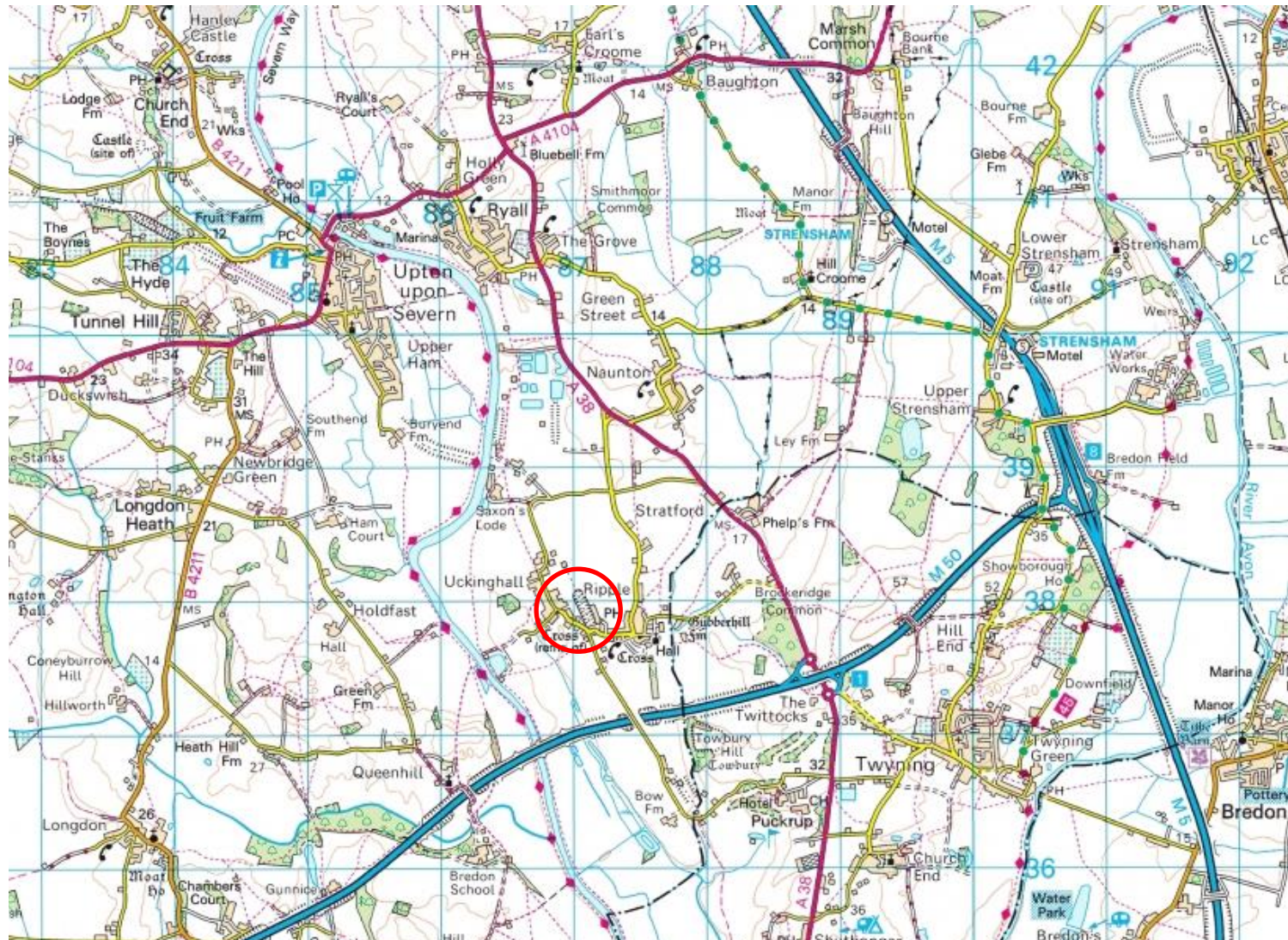
Mr M Rees, DF Legal LLP, 63 High Street, Tewkesbury, Gloucestershire. GL20 5BJ. Tel: 01684 850750.

Glover Hill Farm Uckinghall, Tewkesbury



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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DIRECTIONS:

From Junction 1 of the M50 – Take the A38 north towards Worcester for approximately 1 mile. Take the turning on the right, signposted 'Ripple, Uckinghall and Equine Hospital'. After 0.4 miles continue straight over the crossroads signposted "Uckinghall". Continue for another 1 mile passing through the village of Uckinghall. The property is located on the left hand side as indicated by the Agent's "For Sale" board.

(Approximate postcode for Sat Nav GL20 6EP)

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared April 2018.

