



THE GRAIN STORE, LONG GREEN, FORTHAMPTON, GLOUCESTERSHIRE, GL19 4QL

OVERVIEW

An exciting opportunity to purchase a concrete portal frame building which benefits from prior approval consent for its change of use from light industrial to one dwelling house.

The barn provides the opportunity to create one dwelling house in a desirable rural location with excellent transport links. The dwelling benefits from its own private garden and parking area.

Offers are invited in excess of £230,000

SITUATION

The barn is conveniently located off the A438 Ledbury to Tewkesbury Road and whilst occupying a rural location is conveniently located. The market town of Tewkesbury is located just 5 miles away which boasts two supermarkets, a range of independent and high street shops, a hospital, schools, doctors and range of leisure and recreational facilities. The equally charming historic market town of Ledbury is located just 6.5 miles from the barn and also boasts a range of amenities. The barn is conveniently located with Junction 2 of the M50 being located just 4.5 miles away. The M50 provides access to the wider motorway network and beyond.

DESCRIPTION

The concrete portal framed building has a concrete floor with some internal divisions. The building is fully enclosed and has a profiled cement sheet roof.

In all the building to be converted extends to 222 m² (2,388 sq. ft.). The building sits in a plot of 0.23 acres.

PLANNING CONSENT

Prior approval was granted by Malvern Hills District Council on the 20th March 2020 under reference 20/00179/GPPA. This application was for the prior approval for change of use from light industrial to 1 no. dwelling house.

The prior approval consent only permits internal works to be carried out allowing the change of use to a dwelling house but excludes any operational development such as external changes. A full application would be required for any external changes and operational development to facilitate the change of use.

It is a requirement of the prior approval consent that the Class PA development must be completed within 3 years of the prior approval date.

Please contact Carver Knowles for an information pack or alternatively the planning documents are available to view online through Malvern Hills District Council's website.

SERVICES

Electricity is connected to the building. Water is currently connected but it is a requirement that the buyer must put in their own supply (from nearby mains) within 6 months of completion. Interested parties must make their own relevant enquiries with service providers as to the availability of such services that may be required.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.

TENURE

The property is offered Freehold with vacant possession upon completion.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council – Tel: 01684 862221
www.malvernhills.gov.uk

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.

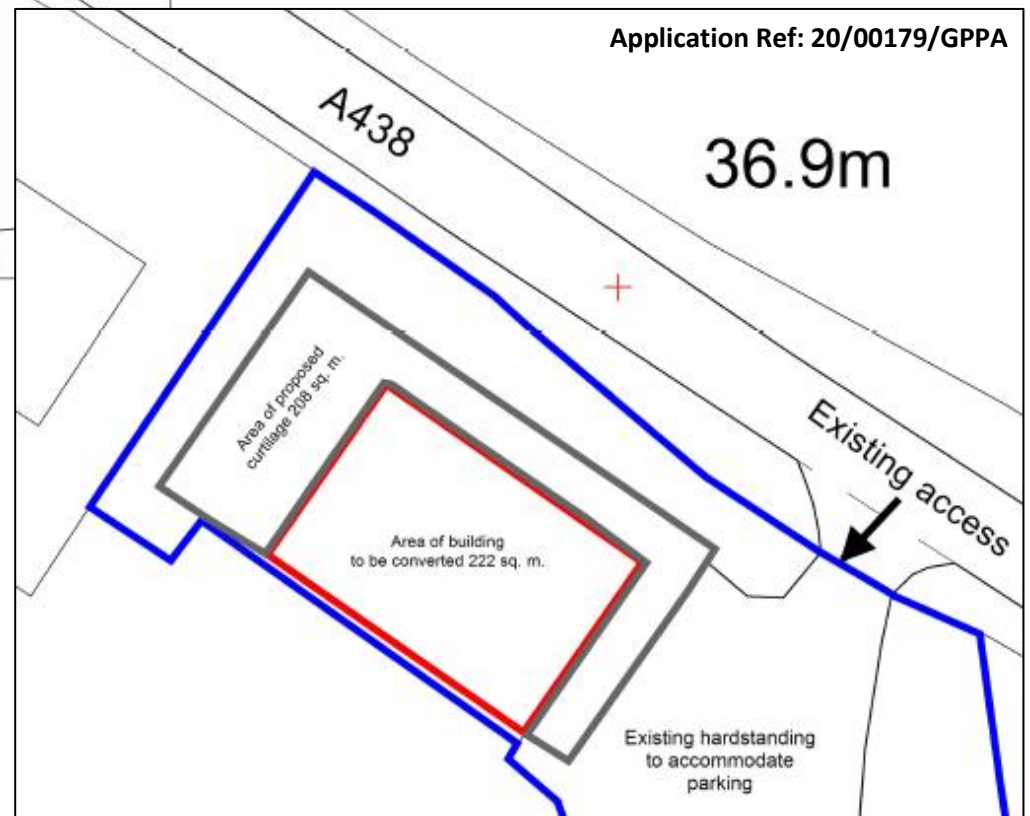
RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

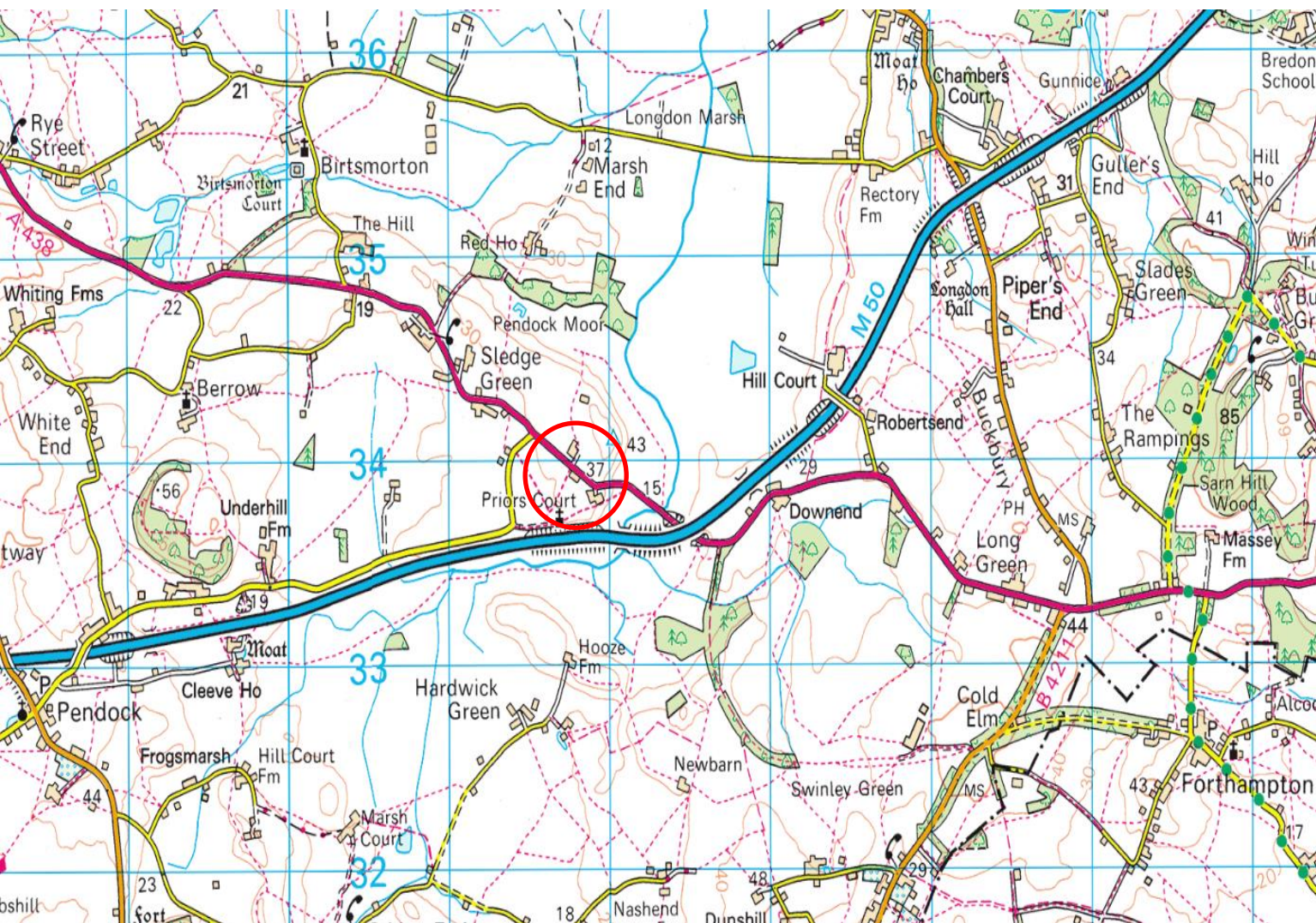
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, 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.

The Purchaser will be granted a right of way over the route hatched brown for pedestrian and vehicular access.

VIEWINGS

Viewings are strictly by appointment through the selling agent Carver Knowles. Please call 01684 853400 or email ellencottrell@carverknowles.co.uk to arrange a viewing.





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DIRECTIONS:

From Tewkesbury, take the A438 towards Ledbury. After travelling under a motorway bridge (M50), the property is about half a mile towards the top of the incline just after Priors Court.

From Ledbury, take the A438 towards Tewkesbury. Continue along the B4208 towards Tewkesbury. Continue past a turning on your right (signposted to Pendock), the property is approximately a quarter of a mile on the right. The Agents For Sale board is on the gate to the property.

Postcode: GL19 4QL

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 May 2021

