Carver Knowles
PROPERTY CONSULTANTS

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OnTheMarket

PARK FARM BUNGALOW, SALT WAY, NEW END, REDDITCH, WORCESTERSHIRE

PARK FARM BUNGALOW, SALT WAY, NEW END, REDDITCH, WORCS, B96 6NF

OVERVIEW

Park Farm Bungalow provides a wonderful opportunity to purchase a detached bungalow in a delightful rural location.

The property consists of two bedrooms as well as a kitchen/diner and large living room and is all sat on a site of approximately 0.37 acres. The property is located directly off Salt Way (B4090) on the outskirts of the village of New End which has excellent connectivity to larger towns and the M5 which is just 10 miles northwest.

The property is subject to an Agricultural Occupancy Condition.

SITUATION

Park Farm Bungalow is located within the village of New End which boasts a local pub and cricket club. New End is just 2 miles from the larger village of Astwood Bank which hosts both a primary and secondary school, doctor's surgery, post office, church, and several supermarkets/food outlets. The Market Town of Alcester is also located 3 miles to the east of the property

The property occupies a roadside position along Salt Way (B4090), Salt Way connects directly to the A441 which provides access to the town of Redditch only 6 miles to the North.

DESCRIPTION

Park Farm Bungalow is a detached two-bedroom bungalow. In total the dwelling provides approximately 967 sq. ft. of living accommodation which would benefit from modernisation. The property is sat in a delightful location with grounds extending to approximately 0.37 acres.

Entry to the property is through a Porch area that opens onto a hallway. Directly off the hallway is the Kitchen/ Breakfast Room which overlooks the garden. A separate Utility room is connected to the Kitchen which provides direct access to the gated parking area and garden.

Also off the hallway is a large Living Room with French doors allowing access to the garden, perfect for entertaining.

Two bedrooms connect to the main hallway; a good-sized double room with fitted wardrobes and a single bedroom. The property is served by a large family bathroom that includes a walk-in shower unit.

Outside the property benefits from a good sized lawned garden and parking area to the west as well as ample space for off road parking to the south. The garden itself is afforded a high level of privacy by a mature hedge line along the roadside boundary and views over the surrounding countryside to the north.

PLANNING MATTERS

Planning consent for Park Farm Bungalow was granted by Wychavon District Council at appeal on the 19th January 1988 for the 'conversion of existing vacant farm shop buildings to form farm workers dwelling' under planning reference W/87/0664 and appeal reference 87/793. It is subject to the following Agricultural Occupancy Condition:

'the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person'

Interested parties are invited to make their own enquiries to the Local Planning Authority.

SERVICES

We understand that mains electricity is connected, and the property has a water connection off the neighbouring property. A meter will be installed by the seller. There is gas central heating and a private septic tank.

COUNCIL TAX

Band C – Amount Payable 2023/24 - £1,766.45

TENURE

The property is offered Freehold with vacant possession granted upon completion of the sale.

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

Wychavon District Council – 03300 889686
https://www.wychavon.gov.uk/

VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a booking on 01684 853400.

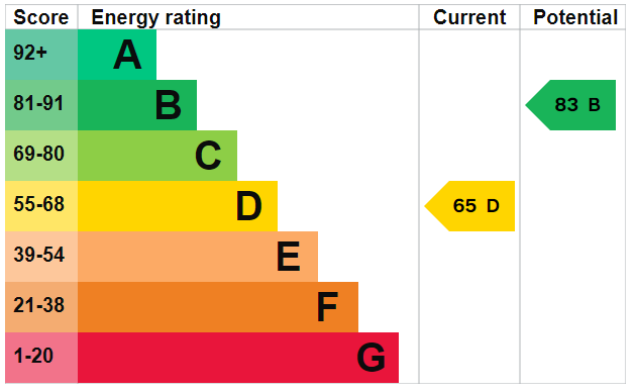
METHOD OF SALE

The property is offered for sale by Private Treaty.

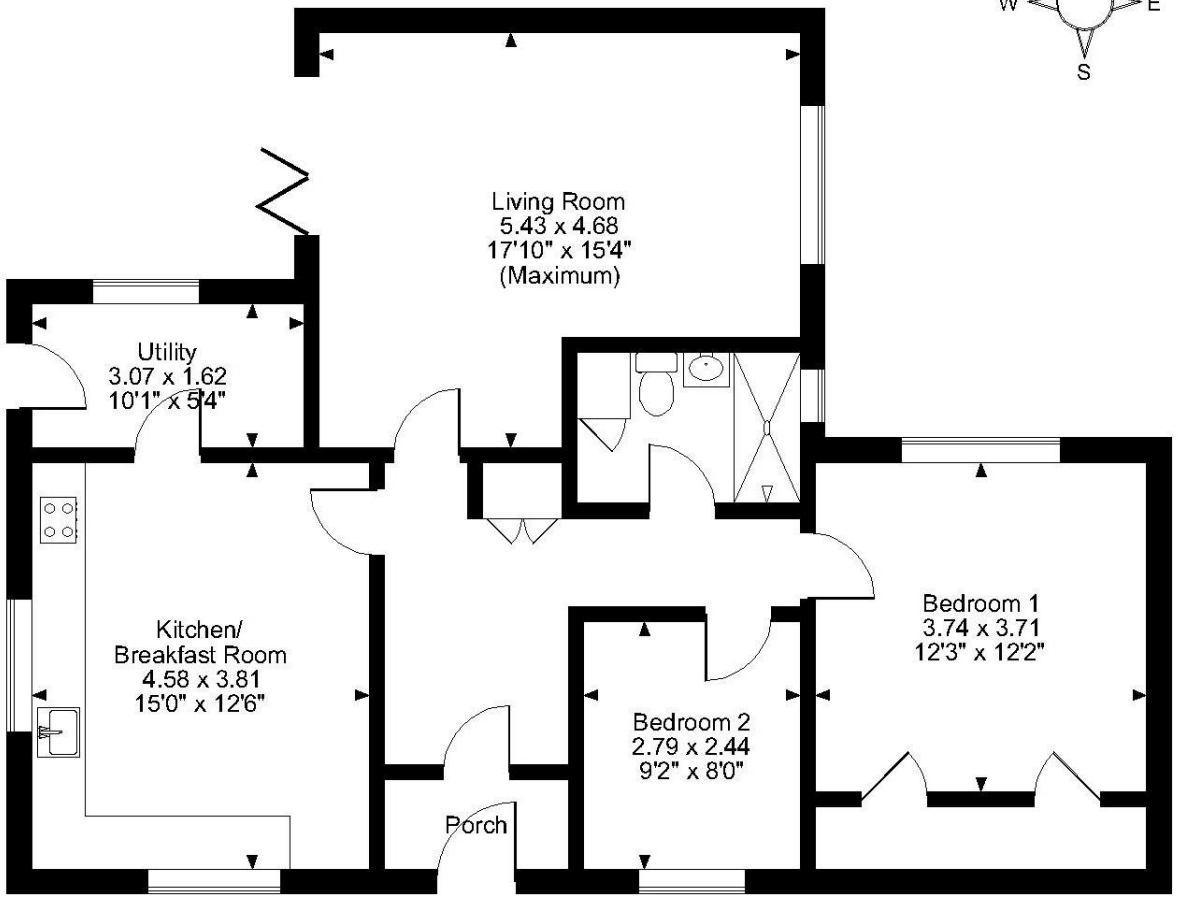
ANTI MONEY LAUNDERING REGULATIONS

Photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors will be required.

ENERGY PERFORMANCE CERTIFICATE



Park Farm Bungalow, Salt Way, Redditch
Approximate Gross Internal Area
967 Sq Ft/90 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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PARK FARM BUNGALOW
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DIRECTIONS:

From Junction 5 of the M5 head south on the A38 towards Droitwich. At the traffic lights turn left signposted Town Centre. Continue on this road for 0.3 miles before turning left at the next traffic lights onto the B4090 towards Hanbury Hall. Continue on Hanbury road for 0.4 miles going straight over the next 3 roundabouts. After going underneath the Motorway take the first exit at the roundabout and continue on this road for approximately 9.2 miles where the property will be on the left of the highway marked by a for sale board.

What3Words Code: lists.equipment.pocket

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 updated August 2025.

RICS AMC AGENT