



OVERVIEW

Brook Farm and Buxton Cottage provide an exciting opportunity to modernise and refurbish a pair of semi-detached cottages, either into two individual units or one large dwelling (subject to planning).

The properties occupy a delightful rural location, set back from the A46 between Tewkesbury and Evesham. The properties are easily accessible with Junction 9 of the M5 being located less than 5 miles to the west making it an ideal location for those needing to commute. Equally, the property provides ample space for a home office for those now working from home.

SITUATION

Brook Farm and Buxton Cottage are located just half a mile from the charming village of Beckford which boasts a pub, Post Office, Village Hall and Village Store as well as the well-known Beckford Silk.

The properties are set back from the A46 away from the noise of traffic and benefit from countryside views as well as a large private garden. Whilst occupying a rural location, there is excellent transport links via the A46. The M5 (Junction 9) is less than 5 miles away.

DESCRIPTION

Brook Farm and Buxton Cottage consist of a charming pair of spacious semi-detached traditional brick cottages with delightful fireplaces throughout. Brook Farm provides a two-bedroom property with Buxton Cottage providing three bedrooms. Whilst the properties have up until recently been let out as two separate dwellings, they are now being offered to the market as one with the opportunity for the new owner to either keep them as two separate dwellings or combine them into one to reinstate the original dwelling (subject to planning).

BROOK FARM

Brook Farm is a two-bedroom cottage, closest to the access driveway, and benefits from a good-sized front and rear garden with parking by the back door. There is a front door into the large entrance hallway with the rear entrance leading directly into the very useful boot room/porch. On the ground floor is a good-sized dining room, sitting room and kitchen. The kitchen benefits from views out to the rear garden. Upstairs, are two generous sized double bedrooms as well as a family bathroom with airing cupboard.

BUXTON COTTAGE

Buxton Cottage is an equally characterful property with three bedrooms as well as a good-sized front and rear garden, parking to the front and a garage with garden outbuilding and outside WC.

Downstairs the property benefits from a good-sized kitchen, dining room and sitting room with two double bedrooms, one single bedroom and a family bathroom upstairs. There are feature fireplaces throughout with the bedrooms benefitting from delightful views over the surrounding countryside.

SERVICES

We understand that mains electricity and mains water are connected. The properties share a septic tank. Heating is by way of electric night storage heaters and woodburners.

ENERGY PERFORMANCE CERTIFICATE

Brook Farm – E (44)

Buxton Cottage – E (42)

LOCAL AUTHORITY MATTERS

Buxton Cottage was let out up until January 2020. Buxton Cottage can currently not be let out due to a Notice being issued in respect of the Housing, Health and Safety Rating Assessment. This can be remediated by undertaking damp improvement works to the property which the current owners have sought quotes for. Please contact the selling agent for further information. There are no Notices that affect Brook Farm that we are aware of.

COUNCIL TAX

Brook Farm – Tax Band D – Amount Payable 2020/21 - £1,813.05

Buxton Cottage – Tax Band D – Amount Payable 2020/21 - £1,813.05

TENURE

The property is offered Freehold with vacant possession upon completion.

If sold separately, Buxton Cottage does have a flying freehold over Brook Farm.

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.

The properties are access via a Right of Way over the private driveway. A contribution towards the maintenance of the driveway will be sought.

LOCAL PLANNING AUTHORITY

Wychavon District Council – 01386 565000

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.

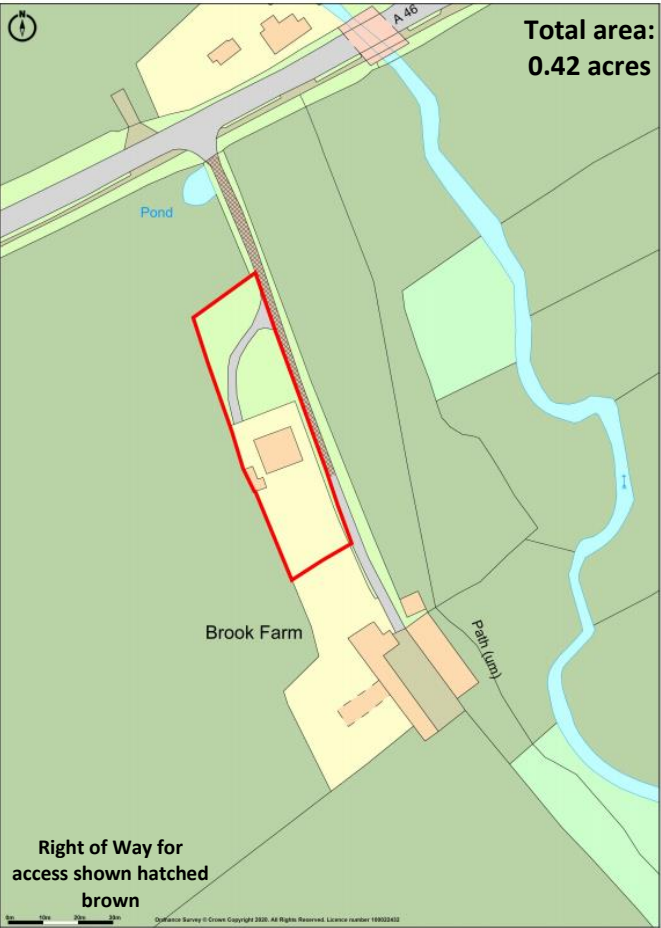
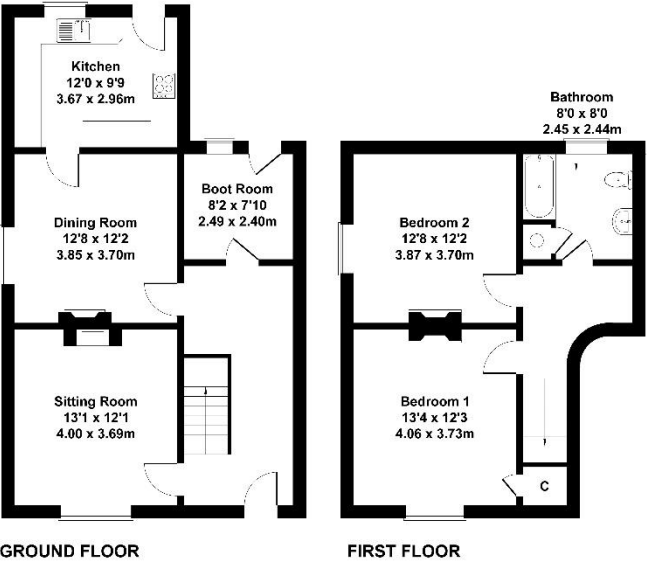
ANTI MONEY LAUNDERING REGULATIONS

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



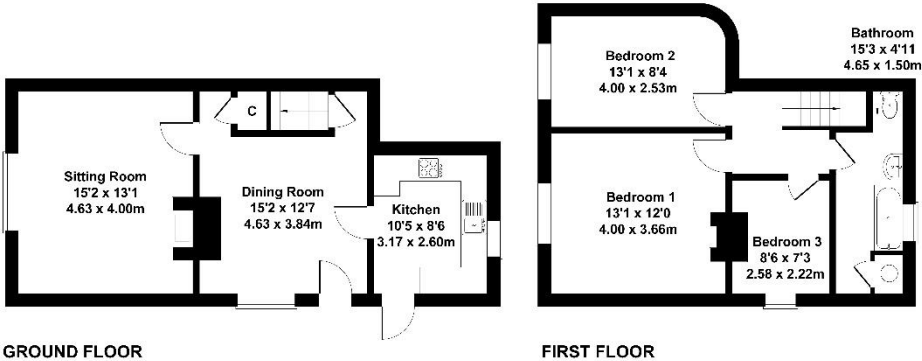
Brook Farm Beckford Tewkesbury GL20 7AN

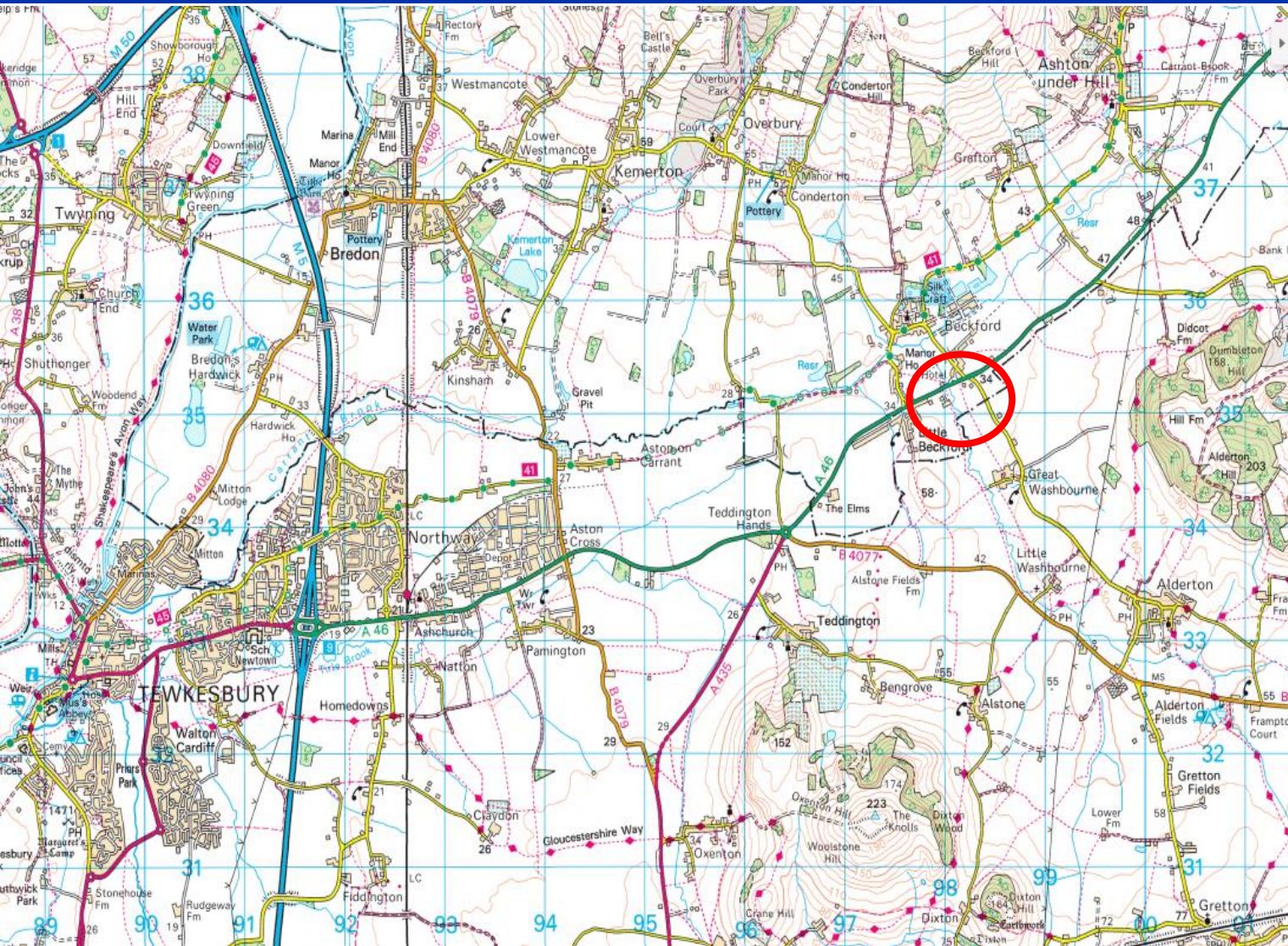
Approximate Gross Internal Area
1152 sq ft - 107 sq m



Buxton Cottage Beckford Tewkesbury GL20 7AN

Approximate Gross Internal Area
969 sq ft - 90 sq m





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DIRECTIONS:

Detailed directions for the property will be provided prior to viewing.



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 November 2020.