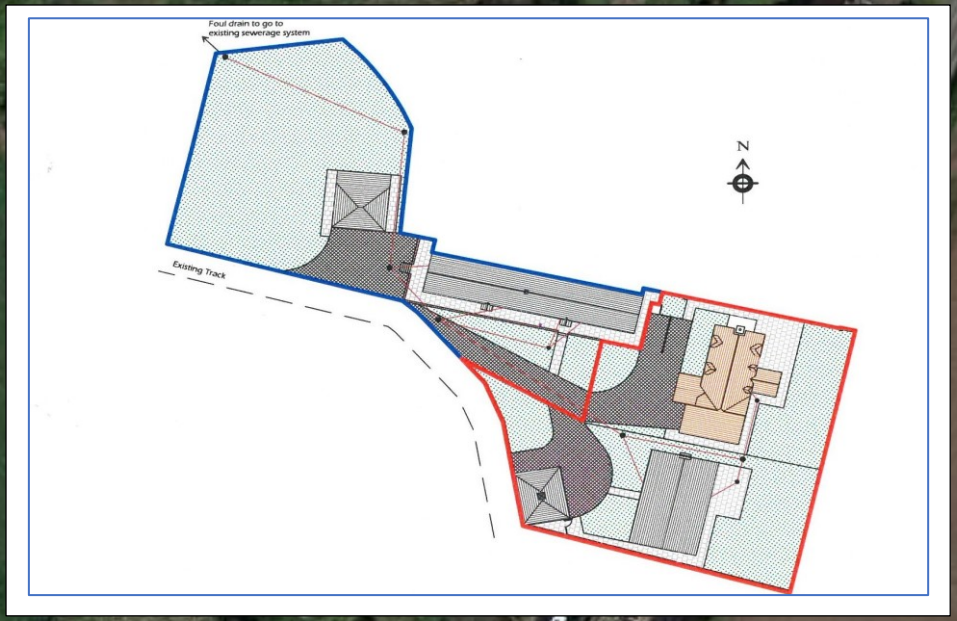


Halls 1845

WR11 4TL

Ashmores Farmyard Site

Ashmores Farmyard Site, Evesham Road, Norton, Evesham, Worcester, WR11 4TL

Residential Development Site For Sale with Full Planning Consent for TWO Detached Dwellings

01562 820880

FOR SALE

Offers In Excess
£300,000

Mileage (all distances approximate)
Stratford-Upon-Avon 12 miles Worcester 16 miles Tewkesbury 16 miles Cheltenham 20 miles Birmingham 29 miles

DIRECTIONS
From Worcester proceed out of the city in an easterly direction. Proceed on the A44, Evesham Road and continue for approximately 12 miles. At the roundabout prior to the A44/A46 junction take the first exit, signposted Norton, onto the B4088 Evesham Road and through the village where access will be found on the right hand side, as indicated by the agents For Sale board.

LOCATION
Ashmores Farmyard site is located to the east of Evesham Road (B4088) in the centre of Norton and measures approximately 0.30 acres in area. The site is accessed via a private road leading directly from the B4088. The private access is shared with other existing properties.

A quaint village in the Parish of Norton and Lenchwick, Norton stands 1.5 miles west of the River Avon and is situated in the picturesque and historic area of the Vale of Evesham. It is approximately 3 miles from Evesham railway station which offers regular train services to Oxford and London Paddington.

Norton has excellent commuter links with easy access to the M40, M42, M5, M6 and M50 motorway networks. This rural village has a playing field and vibrant village hall and is home to The Norton Grange and Wood Norton Hall. The popular Evesham Country Park (recently rebranded as The Valley) lies less than 1.5 miles away, where there is a garden centre, courtyard shopping and restaurants and the Evesham Vale Railway.

Nearby, the village of Harvington has a number of amenities including a shop, farm shop, Post Office, a successful Cricket Club, a First School and two Public Houses. The local River Avon is close by and is very popular with local fishermen. A large section of the bank is owned and managed by Manor Farm Leisure, who also run the local golf course, fishing lakes and holiday caravan site.

PLANNING PERMISSION
Revised Planning Permission was granted on 21st June 2019 and the sale will include a site with two detached dwellings, The Palladian House and The Arts & Crafts house.

The plans provide for each dwelling to comprise 4 bedrooms, 2 bathrooms and 2 reception rooms with a private garden to the rear of each. The Palladian will also benefit from a private detached double garage (416.9 sq. ft.) and each dwelling will benefit from private off-road parking.

Unit Name	Bedroom Number	GIFA sq ft
Palladian	4	1900
Arts & Crafts	4	1614
Double Garage	N/A	416.9

The original application (W/15/00859/PN) was for three very similar houses with little difference in design between each of them and also many similar small developments recently completed in the Wychavon area. The current proposal is to offer a great deal of diversity within the distinct designs. The sale of this site includes 2 properties with a Palladian style residence and an Art & Crafts house.

The adjoining Barn is to be converted and retained by the current owner for their own personal use.

- Development Site
- Approximately 0.3 Acre
- Two Detached Residential Houses
- 4 Bedrooms
- Two Bathrooms
- 2 Reception Rooms
- Palladian House 1900sq/ft
- Arts & Crafts House 1614sq/ft
- Popular Village Location
- Planning Permission Granted

The Palladian Residence The design principles are to have Proportion, Symmetry and a Temple Front. The bricks are to be handmade and have a Flemish bond. The windows to the front elevation to be traditional softwood sashes and to have a large wooden painted front door.

The Arts & Crafts House These style principles are to include 47.5° pitched roof or steeper, with a catslide section, a large chimney, low eaves, wide soffits and a recessed porch. Bricks to be handmade, windows to have oak sub-frames with aluminium casements and glazing bars.

Further details and a copy of the planning permission and site location plan are available and can be viewed and downloaded via the Wychavon District Council website www.wychavon.gov.uk with the planning reference no. **19/00564/FUL**

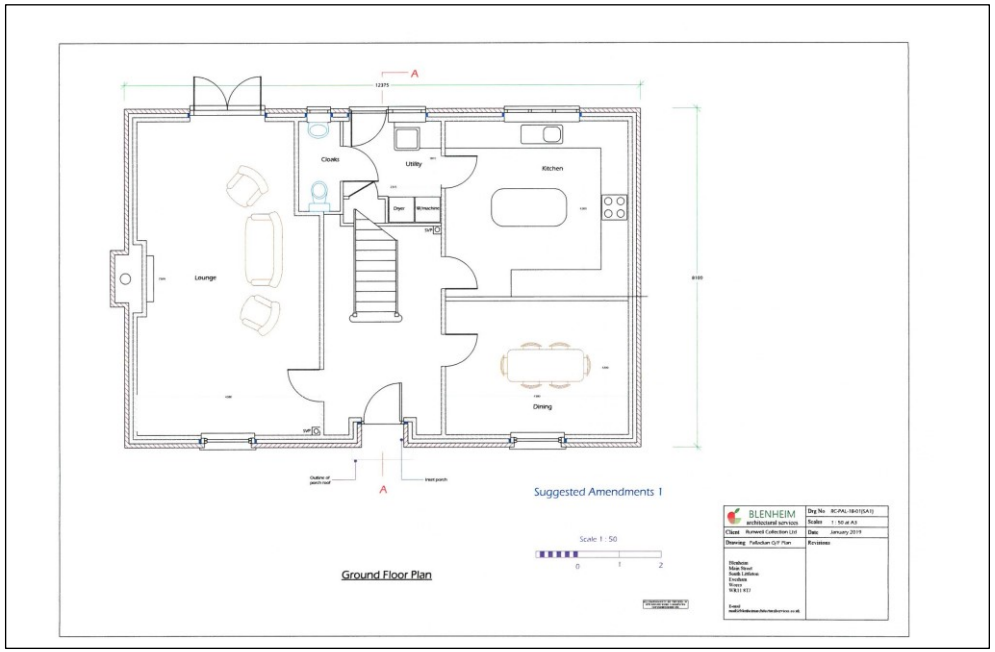
ACCESS
A right of way will be granted over the existing access which is via a private road from the Evesham Road (B4088).

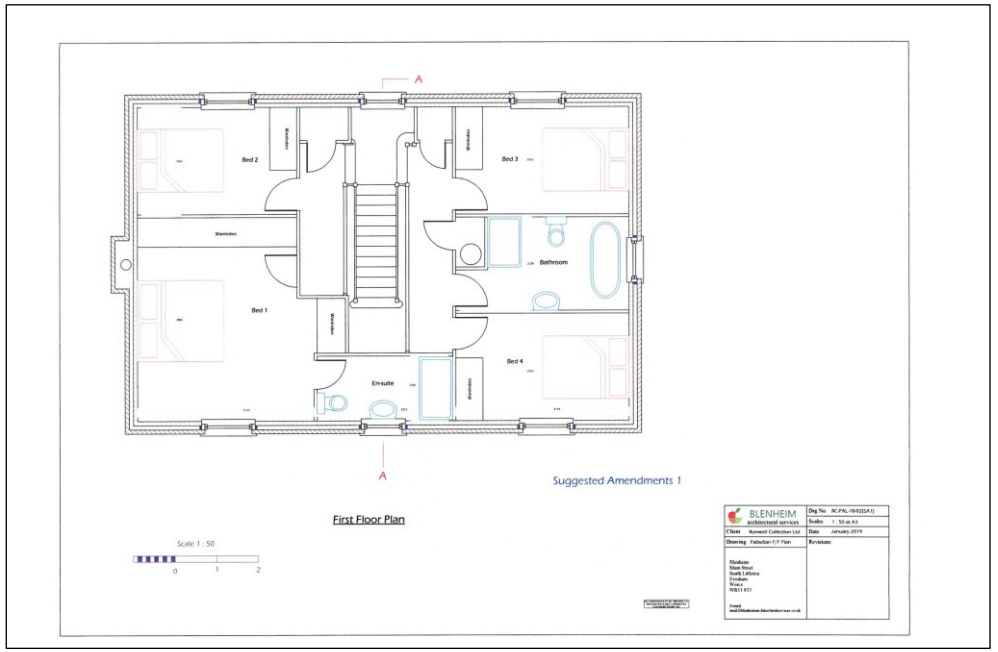
SERVICES
We understand that all services are available within the vicinity but the purchaser will be responsible for making the necessary applications and bringing in services to the site at their own cost.

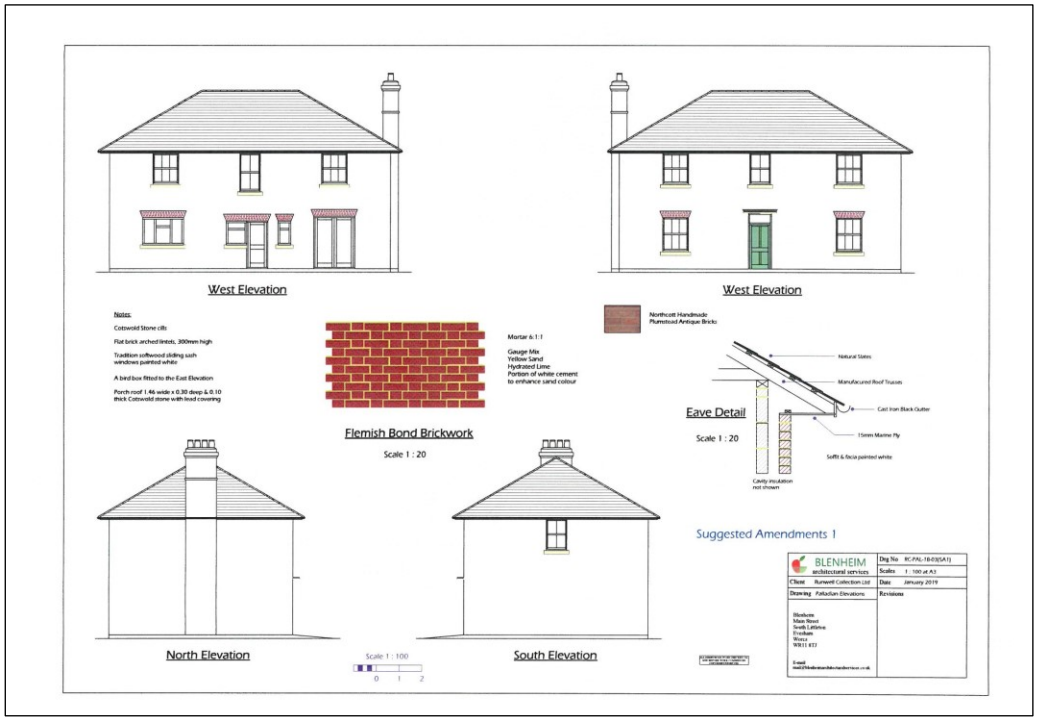
VIEWING
During daylight hours with an accompanying brochure

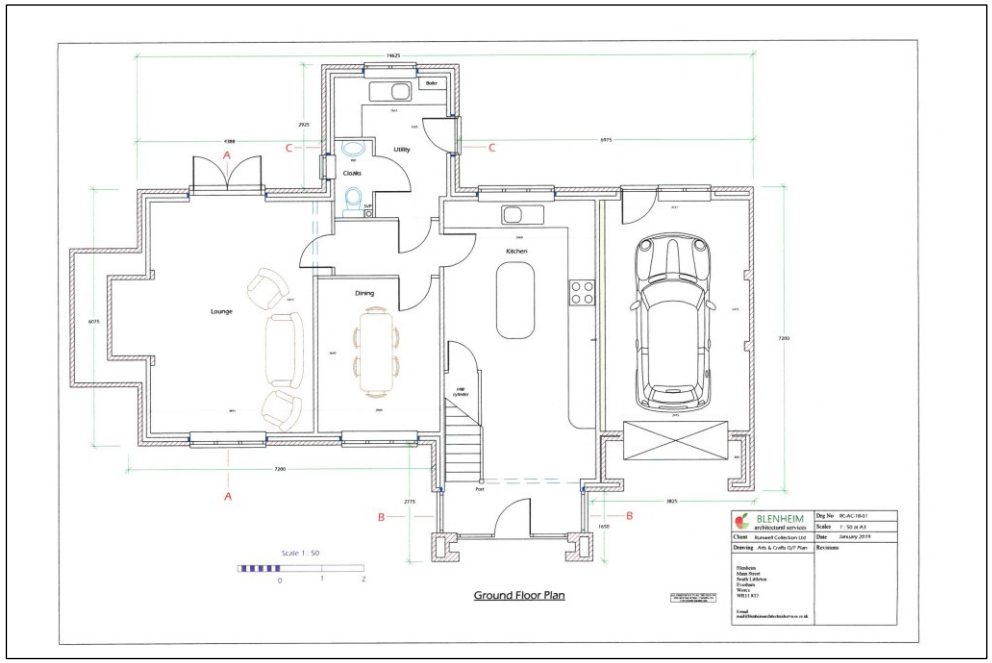
TENURE
Freehold

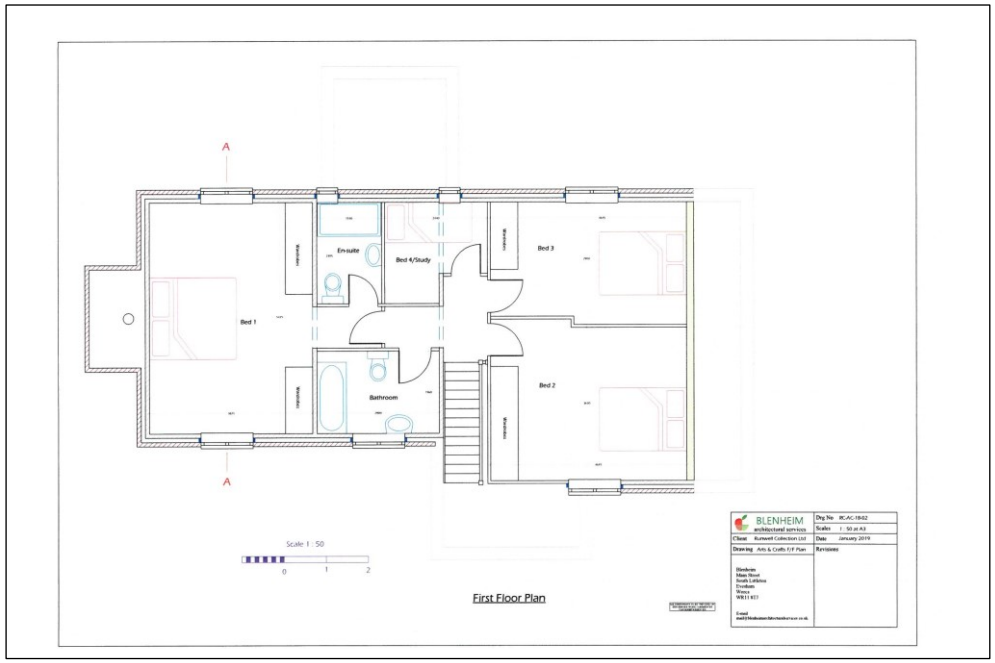
The Palladian House



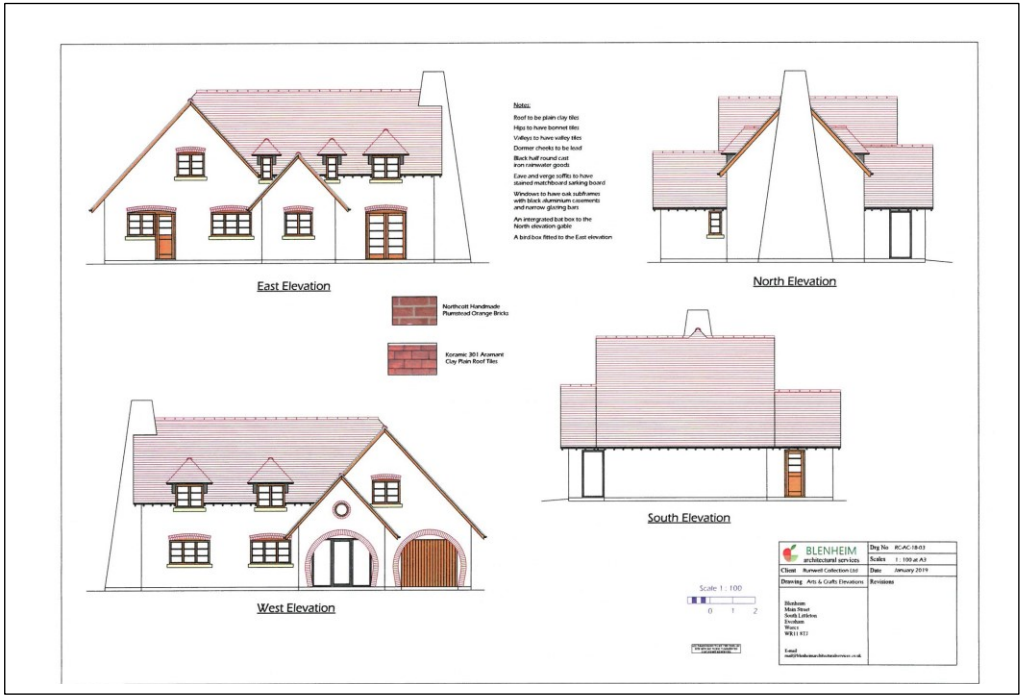








The Arts & Crafts House



FOR SALE

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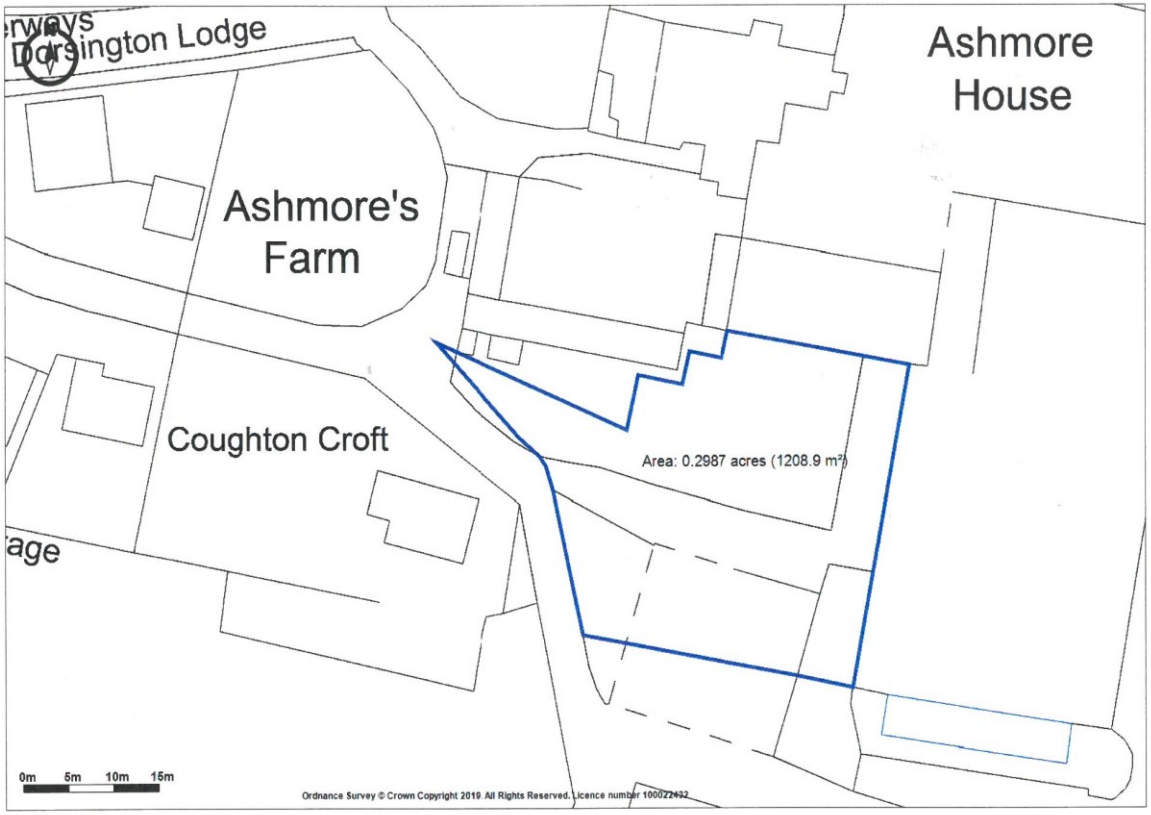

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Halls 1845

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