

**TANHOUSE FARM
CRADLEY
WORCESTERSHIRE**



Andrew Grant

TANHOUSE FARM, TANHOUSE LANE, CRADLEY, MALVERN, WORCESTERSHIRE, WR13 5JY

Exceptional Development Opportunity, Around 2,131 Sq Ft, In Lovely Rural Setting.

Reception Hall, Lounge, Dining Room, Kitchen, Back Kitchen, 3/4 Bedrooms, Bathroom, Pantry, Cellar, Workshop, Barns, Outbuildings, Grounds.

Directions From M5 (Junction 7) take the A4440 ring road south, bypassing Worcester. Take the exit for Hereford, the A4103. Remain on this road, passing through Leigh Sinton and Storrige. Pass two signs for Cradley, the second as you proceed up the hill. Continue over the brow of the hill, noting Whitewells Farm Cottages on your right hand side. Take the first left signed 'Unsuitable For Heavy Goods Vehicles' and follow this lane to the bottom of the hill where Tanhouse Farm will be found on the right hand side.

Communications (Road) Cradley 2, Malvern 6, Ledbury 8, Worcester 11, Hereford 17, M5 (J7) 14, London 145 (all mileages are approximate). **(Rail)** Railway stations are available at Malvern and Worcester. **(Air)** Birmingham International Airport offers regular national and international flights and together with the National Exhibition Centre and Birmingham International Railway Station can be accessed off Junction 6 of the M42 (Approx 49.5 miles).



Situation The property resides within some of England's finest countryside enjoying views over historic farmland. The village of Cradley offers excellent local facilities to include a store/post office, butchers, primary school and doctor's surgery whilst the nearby spa town of Malvern provides renowned cultural amenities to include concert halls, cinemas and theatres. Malvern also enjoys a wide choice of schools including The Chase, Malvern St James Girls School and Malvern College. Preparatory schools include The Elms at Colwall and Abberley Hall. There are a number of prestige local golf courses at Bransford, Malvern and Worcester whilst racing is available at Hereford, Worcester and Cheltenham.

Description Tanhouse Farm is a distinctive stone built residence offering exciting renovation and development prospects. Internally the house requires extensive modernisation throughout and there is currently planning permission in place to extend into the attached barn providing extra ground and first floor accommodation. Many internal period features include quarry tiled and flagstone style flooring, a mixture of ledged and panelled doors plus beams to some ceilings. A large workshop is accessible to the rear of the house and there is also a useful cellar. The back kitchen to the ground floor is home to a brick built counter with a quarry tiled top whilst to the first floor a split level landing provides access to the bedroom accommodation comprising two bedrooms of excellent proportion and a third currently featuring a partition wall making a fourth off. These are all supported by a family bathroom.

Exterior A twin gated entrance leads to a large parking area offering excellent access to the house and associated outbuildings. The gardens and grounds, requiring rejuvenation, include a small paddock area behind post and rail fencing.

Planning consent N110789/F Change of use and conversion of threshing barn into separate dwelling with erection of garage/stabling to serve same and division of land to create new curtilage. Change of use and conversion of lane side drying barn into ancillary residential accommodation in connection with main farmhouse and erection of glazed link between the two. Erection of stable block to serve farmhouse, conversion of existing cart shed into ancillary residential accommodation for farmhouse and conversion of outbuilding into garaging to serve farm house.

The planning permission requires the large Dutch barn to be demolished and removed which will allow the garage to be built.

Tanhouse Farm offers a fantastic development opportunity as either one whole or two individual lots.

Lot 2 Threshing Barn currently having planning permission to convert into four bedroom living accommodation with a studio/home office. This residence will have its own access.

Further land available by separate negotiation:

Lot 3 15.04 acres pasture. Subject to VAT

Lot 4 1.22 acres pasture. Subject to VAT.
 Purchaser to erect a stockproof fence along the boundary with Lot 3 within 28 days of completion.

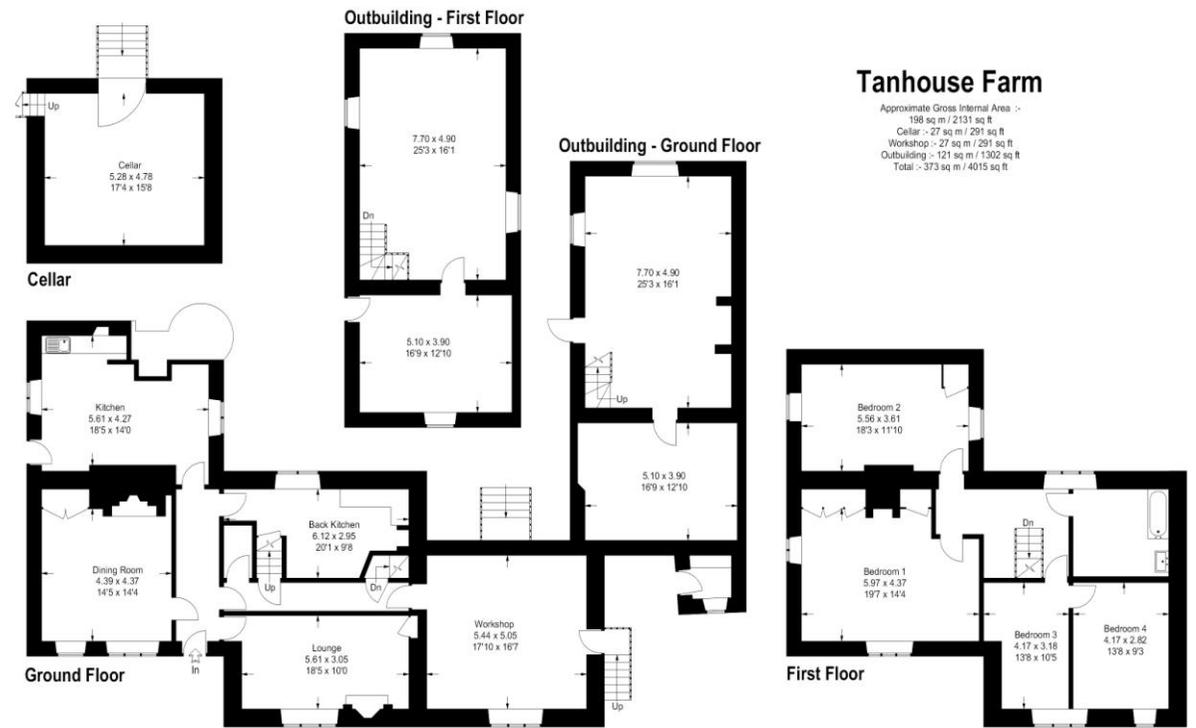
Local Authority Herefordshire County Council. 01432 260000 or www.herefordshire.gov.uk

Services

Farmhouse: Private water supply from Lot 3. To be disconnected if the purchaser does not also buy Lot 3. The vendor believes mains water is available in the road. Mains electric, Private drainage.

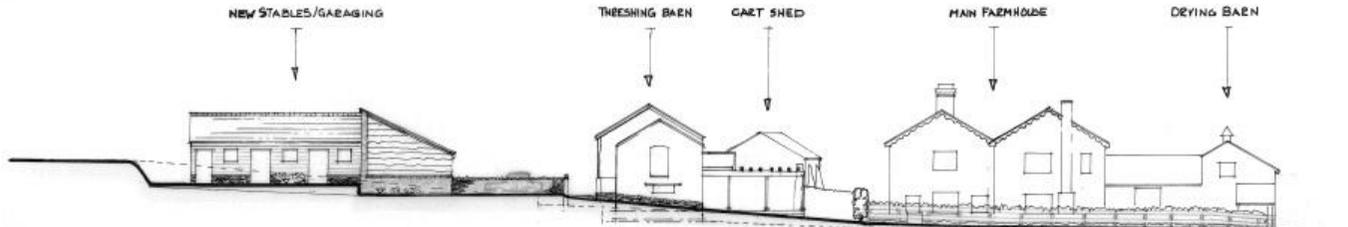
Threshing Barn: No services. A right to install drainage for the new sewage treatment plant will be reserved across the garden of Lot 1.

Lots 3 & 4: No services. Natural water supply.

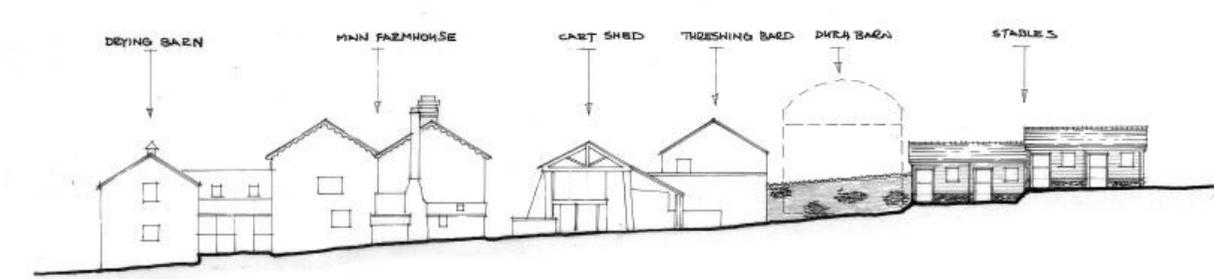


Tanhouse Farm

Approximate Gross Internal Area :-
 Cellar - 27 sq m / 291 sq ft
 Kitchen - 27 sq m / 291 sq ft
 Outbuilding - 121 sq m / 1302 sq ft
 Total - 373 sq m / 4015 sq ft



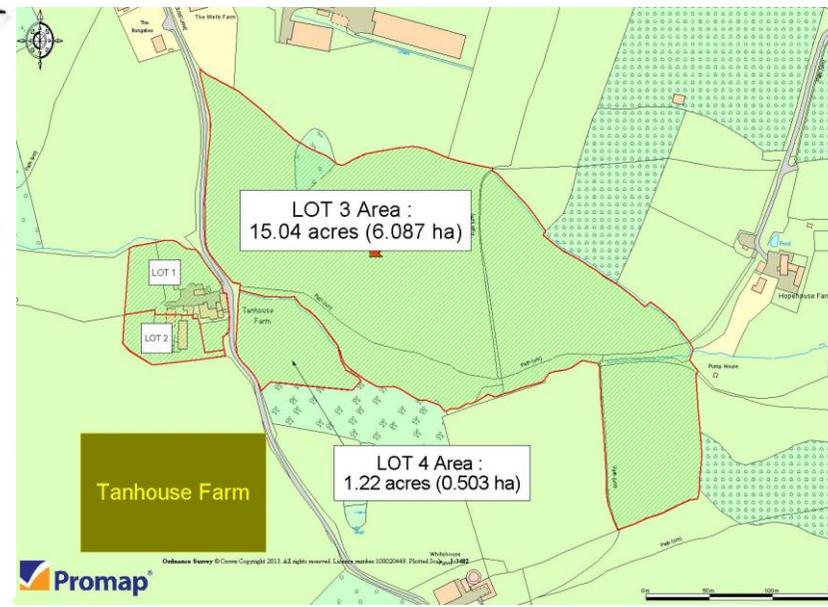
SECTIONAL ELEVATION THRO. SITE WEST TO EAST LOOKING NORTH
 Scale: 1:200 @ A2



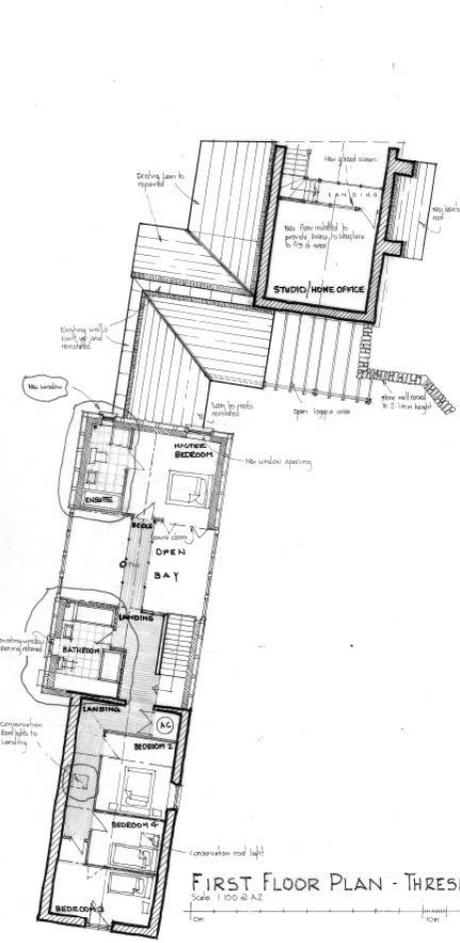
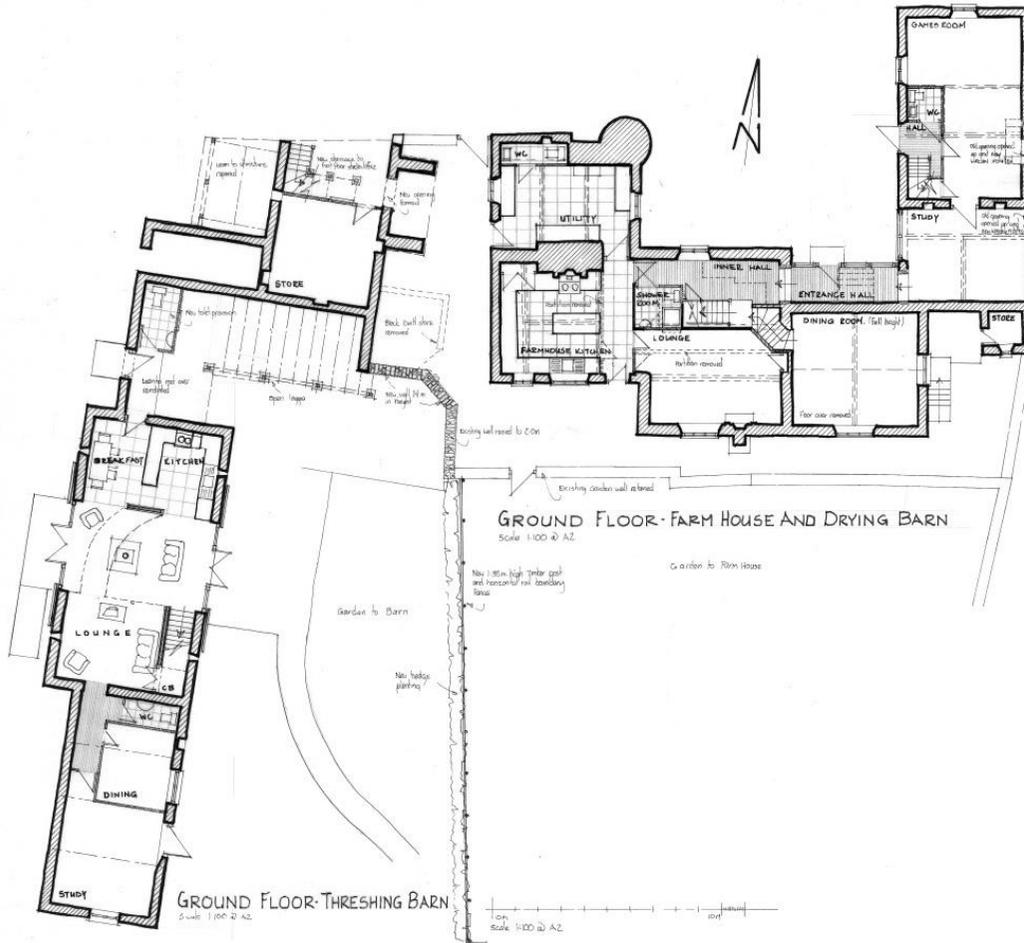
SECTION ELEVATION THRO. SITE EAST TO WEST LOOKING SOUTH
 Scale: 1:200 @ A2



Illustration For Identification Purposes Only. Not To Scale
 Job Ref: 102842



PROPOSED PLANS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		33	1

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. The particulars are partially transcribed from architectural plans and specifications relating to the proposed property and as such variations may occur for which additional planning/building permission may also be required. Any prospective purchasers should validate all such information prior to expressing a formal intent to purchase.

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