



4 Chapel Street, Evesham, Badsey WR11 7HA

Offers over £600,000





4 Chapel Street

Badsey

Evesham, WR11 7HA

- Exciting and unusual opportunity for multi generational living or potential development site
- Large plot
- Period cottage
- Scope to convert The Forge (STPP)
- Planning permission for a detached bungalow in the garden with the foundations already done
- In the heart of Badsey village

A UNIQUE DEVELOPMENT OPPORTUNITY - A CHANCE TO BUY PART OF BADSEY'S HISTORY! A COTTAGE, AN UNCONVERTED FORGE PLUS PLANNING/BUILDING PLOT IN THE GARDEN WITH FOUNDATIONS ALREADY DUG - READY TO BUILD!

A rare opportunity to acquire a beautifully renovated period cottage, complete with an adjoining former forge offering exceptional potential for conversion (subject to the necessary planning permissions), generous gardens, and a valuable building plot within the grounds.

Planning permission has previously been granted for the construction of a bungalow on the garden plot, with foundations already in place. The permission remains extant under Planning Reference 21/02963/FUL, presenting an exciting opportunity for further development.

The cottage itself offers well-appointed accommodation comprising an entrance hall, a comfortable lounge, a versatile second reception room that could also serve as a ground-floor bedroom, and a spacious kitchen/breakfast room. To the first floor are two generous double bedrooms, including a principal bedroom with en-suite facilities, together with a separate shower room.

Externally, the property benefits from ample off-road parking, extensive gardens, a double garage, and an adjoining store room, making this an exceptional home with significant scope for both lifestyle and investment.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating E

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

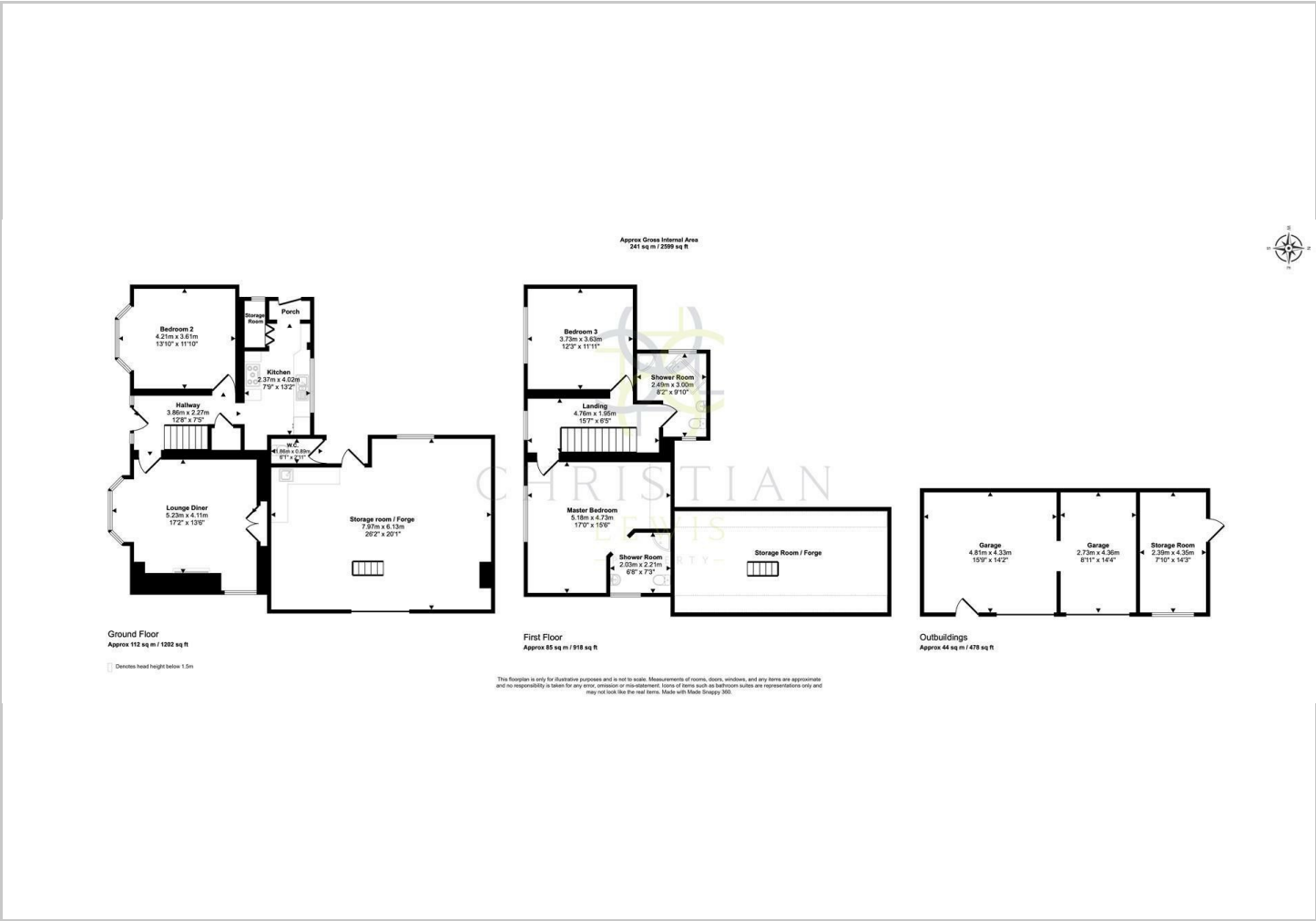
Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

