



The Small Holding  
Haye Lane  
Ombersley

**G** HERBERT  
BANKS

**The Small Holding  
Haye Lane  
Ombersley  
Droitwich Spa  
Worcestershire  
WR9 0EJ**

**A rural building plot in a highly desirable area.**

**Planning for the removal of existing mobile home and construction of a detached bungalow.**

**Substantial Plot of about 2.2 acres with fenced paddock.**

**Situation**

The Smallholding is situated just outside the very charming historic village of Ombersley. The village provides an extensive range of amenities including a junior school, doctors and dentist surgeries, general store, Checketts delicatessen, Café and butchers, three pubs, St Andrews Parish Church together with a cricket and tennis club.

The property lies a short driving distance from both Worcester and the M5 motorway junction 6 at Warndon. Both Droitwich and Worcester have rail links to Birmingham and Worcester to London., including the new Worcester Parkway Station.

**Description**

Historically the site which has been under the ownership of the same family since November 1985. Extending to about 2.2 acres it has been blacksmiths forge and smallholding with an extensive number of poly tunnels. It is a relatively flat site with direct access of Haye Lane and a footpath running along the southern boundary. There is lovely unspoilt farmland to the east and west of the property.



There is the existing mobile home and various outbuildings including sheds and glasshouses.

The site is well screened from the road by high trees with lawned areas and a useful rear fenced paddock.

**Planning**

An appeal decision allowed for planning permission for the removal of the existing mobile home and construction of a detached bungalow in accordance with the application 21/00819/ out dated 29<sup>th</sup> March 2021. This is subject to conditions set out in the schedule to this decision. A copy of this appeal decision is available via the agents.

Please note it is an outline consent.

A copy of the site plan is attached to these details.

**General Information**

**Services**

Mains electricity and water are connected to the site. Drainage will be to a private disposal system.

**Fixtures and Fittings**

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

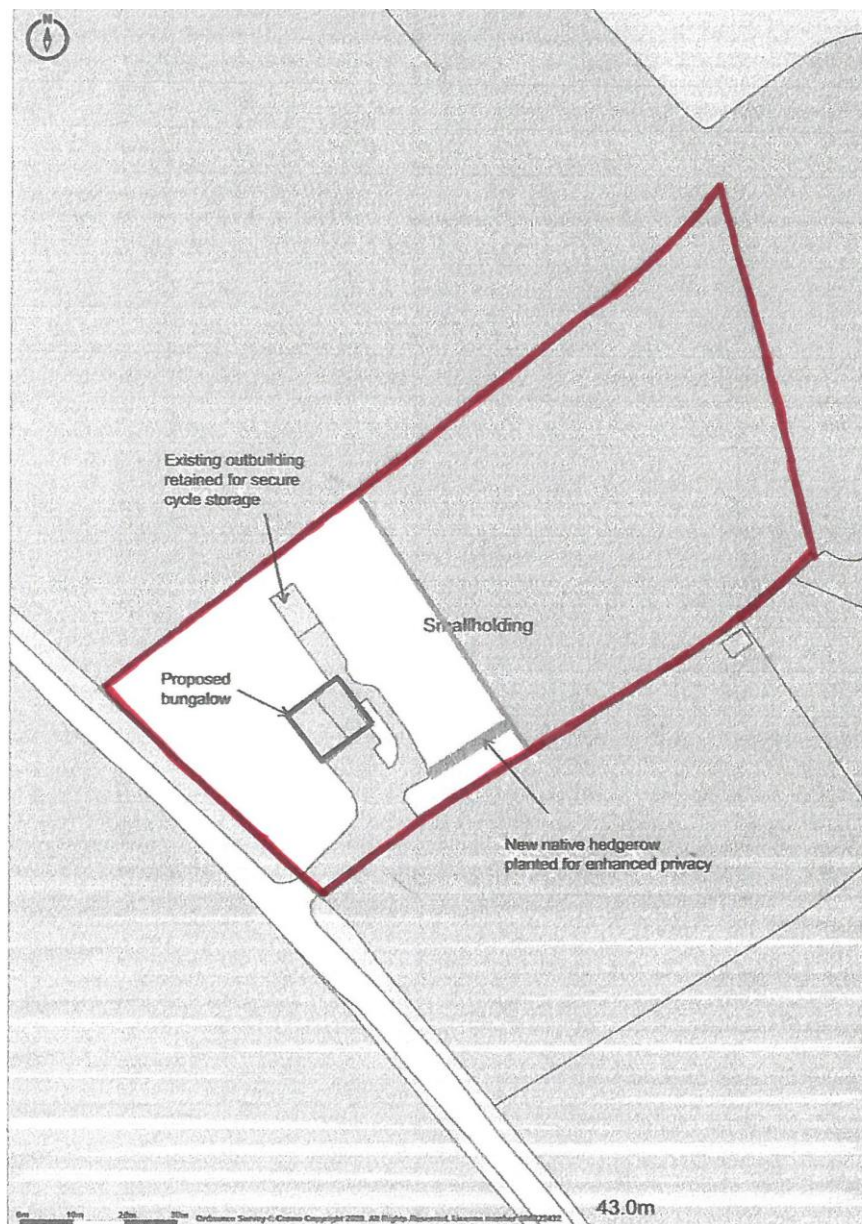
**Local Authority**

Wychavon District Council Tel: 01386 565000

**Directions**

From Kidderminster take the A449 signposted to Worcester. Before the turning to Ombersley take a left-hand turn into Haye Lane. Proceed through the small housing settlement and up the bank into the open countryside. The property will be seen ahead on the left-hand side as indicated by the Agents for sale board.

Sales particulars produced August 2022



G.Herbert Banks  
 The Estate Office, Great Witley  
 WORCESTER WR6 6JB  
 Tel: 01299 896 968  
 Email [ghb@gherbertbanks.co.uk](mailto:ghb@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)



**AGENTS NOTE** The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

