



Building Plot at Mill Lane, Radford, WR7 4LP

The Property

Nestled in the hamlet of Radford, in leafy rural Worcestershire, Sheldon Bosley Knight are delighted to offer a fantastic opportunity to develop a substantial Live / Work residence.

The plot extends to approx. 0.37 acres of land on the corner of Mill Lane, with full planning permission granted for a substantial, detached Live / Work property. The total internal area extends to over 3,500sq.ft, comprised of a 3 bedroom family home and further spacious office space. The residential accommodation space with approximately 1,464 sq.ft of living space is arranged over two floors. The ground floor comprises of a living room, an open kitchen and dining room, and utility; the first floor has three bedrooms, one en-suite, plus a/c and bathroom. There is a further 2,196 sq.ft as a spacious office covering two floors comprising of a reception area, large office space with kitchen and storage rooms on the ground floor; the first floor having a further office space with a kitchenette, plus a meeting room and large w/c and shower room. This property will provide the buyer with an excellent work from home set up or opportunity to run a business.

Full plans and other supporting information can be found on the Wychavon planning portal, reference 21/00353/FUL





Key Features

- Detached Live-work residence
- Spacious designs
- Open plan kitchen/ dining room
- Three bedrooms
- Two story work space
- Large open plan office space
- Rural Worcestershire setting
- Located in small Hamlet of Radford
- Lenches Lakes just 10 minutes away
- Ragley Hall only 5 miles away

Radford

Radford is an attractive hamlet in south Worcestershire, between the villages of Inkberrow, Flyford Flavell and The Lenches. The plot is located on the corner of Mill Lane, which hosts is home to a number of substantial detached residences. There is mature landscaping on all boundaries. Inkberrow, 2 miles away, provides a local primary school, post office, several pubs and churches, a medical centre, tennis and football clubs as well as a fresh forage shop. The town is ideally placed for access to the M5, other major road and rail networks, and Birmingham International Airport.

Lenches Lakes

The picturesque Lenches Lakes are situated just a 10 minute drive away, providing open water swimming, fly fishing, lakeside and woodland walks as well as camping and caravanning.

Ragley Hall

The popular Ragley Hall estate is also close by at just over 5 miles away; this venue provides locals with a range of entertainment most recently including The Classic Motor Show, Camper Calling and fan-favourite picnic concerts Battle Proms and Classic Ibiza. Ragley Hall also acts as a wonderful venue for weddings, private parties and as a filming location.

Basic Payment Scheme (BPS)

We understand that the land is not registered with the Rural Payments Agency (RPA) for Basic Payment Scheme (BPS) purposes and any purchaser wishing to avail themselves of support payments should make their own enquiries with the Rural Payments Agency (RPA) on 03000 200 301, email - ruralpayments@defra.gov.uk (www.gov.uk)

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

Tenure

The property and land is freehold.

Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Viewing

The property viewing is strictly by prior appointment only.

Directions

What Three Words –[imprinted.registers.sneezed](https://www.what3words.com/)

Money Laundering

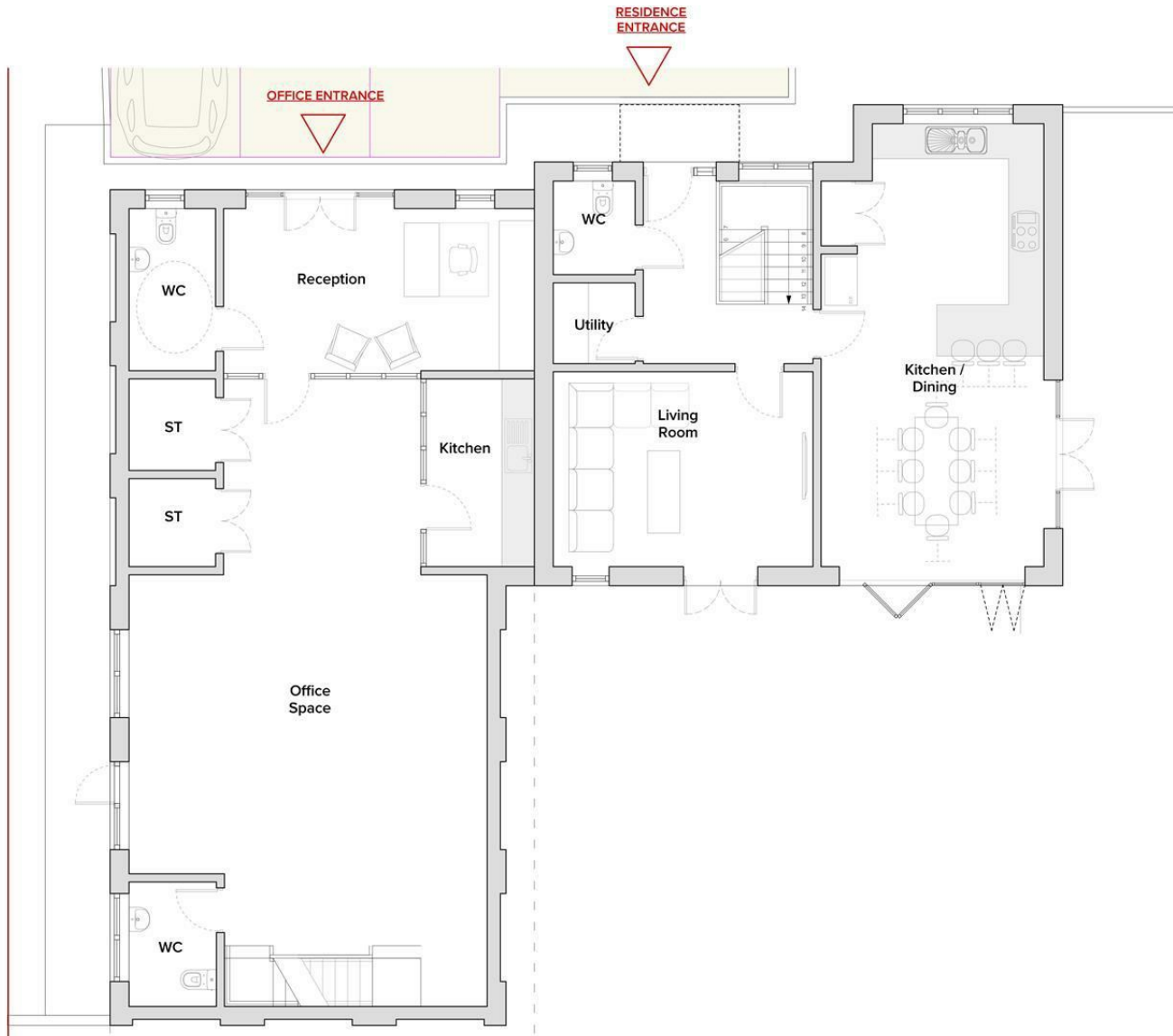
Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.







Floorplan



Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.