



**Sunbrae
Lower Broadheath
Worcester**

**G HERBERT
BANKS**

Sunbrae
Lower Broadheath
Worcester
WR2 6QU

A good-size 4 bedroom country bungalow extending to about 1645 sq.ft.

Lovely position in a favoured village with stunning views.

Full planning permission for a replacement dwelling and garage.

2 detached agricultural buildings with notification for change of use to dwelling houses. Further buildings.

Excellent block of pastureland extending to about 26.3 acres.

Situation

Sunbrae is situated in the heart of the popular and very well-placed village of Lower Broadheath. The village has a range of local amenities including a junior school, 2 public houses and a church.

The cathedral city of Worcester is a short driving distance away which provides an extensive range of amenities including high street shops, independent shops and fine eateries. Worcester has a splendid range of sporting facilities including professional premiership rugby at Sixways, Worcester County Cricket Club and Worcester Racecourse.

The city has direct rail links to Birmingham and London Paddington. There is good M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester.

Planning Permission

Application No: 21/00082/FUL has been granted for the erection of a replacement dwelling and garage with associated works. A copy of the plans are included in these sales particulars.

Description

Sunbrae is an appealing detached bungalow offering generous sized accommodation. Although requiring some modernisation, the property provides significant potential to create a splendid home. The accommodation has oil fired central heating and is double glazed.

The property is approached by a glazed entrance porch with sliding door leading into the excellent sized central reception hall, from here doors lead off to all bedrooms, useful storage cupboard, family bathroom, and dining room.

The main reception room is excellent sized, offering a light and bright feel. There is an open fireplace with wooden surround, set on a tiled slate hearth. There is a door which leads outside.

The bathroom comprises of bath with shower over, W.C, wash hand basin and airing cupboard.

The dining room has sliding patio doors and gives access to the good-sized kitchen breakfast room.

The kitchen has quarry tiled floor, wall and floor mounted cabinets leading into a breakfast bar area. There are spaces for freestanding appliances, built in oven, electric hob and sink basin with window overlooking the conservatory.

A door leads out to a useful brick storage area, there is a W.C and a stable door leads into a brick pantry housing the boiler.

There is a useful conservatory and is where the present vendor houses the washing machine and tumble dryer.

Outside

Sunbrae standing in lawned gardens and a large gated driveway.

The Agricultural Buildings - Planning

Application number 21/00140/FUL has been granted with change of use from agricultural to domestic curtilage, erection of bike stores, hard and soft landscaping, access and associated works.

The Land

There is a substantial block of pastureland divided into 3 principal enclosures, one of which has long frontage onto Frenchlands Lane.

Planning Permission application number M/22.01461/FUL has been granted for the creation of a new farm access.

General Information

Bungalow Services

Mains water, electricity and Private drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are available by separate negotiation. Otherwise, any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

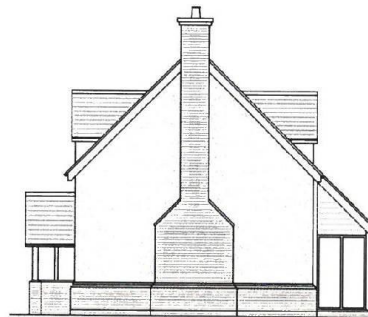
Directions

Continue into the village of Lower Broadheath before taking a left-hand turn into Frenchlands Lane which is a no through lane. The property is the first on the left-hand.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Front (south-west) Elevation
scale 1:100



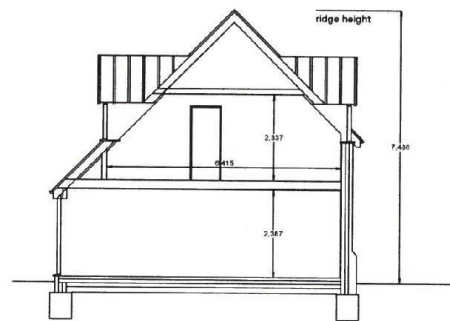
Side (south-east) Elevation



Rear (north-east) Elevation



Side(north-west) Elevation



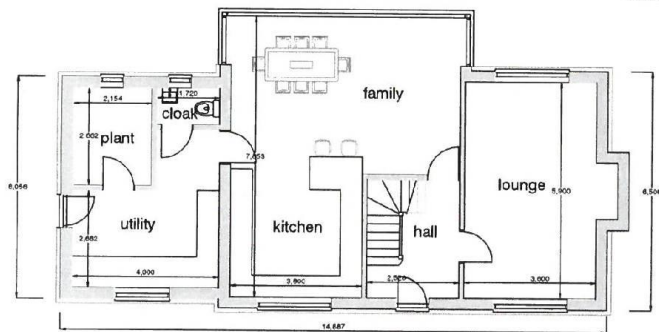
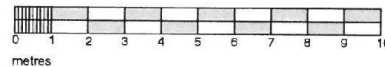
Section

Materials

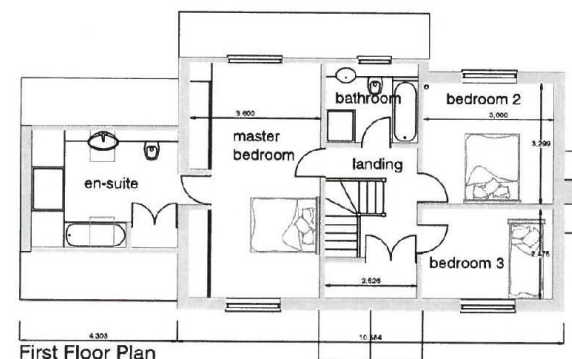
Roof: Rosemary plain clay tiles Medium Mixed Brindle

Walls: To plinth, multi russet facing bricks and red semi-engineering plinth bricks.
Smooth through-colour off white render, timber horizontal cladding.

Windows: Powder coated (beige) aluminium windows and doors.



Ground Floor Plan
Plans - scale 1:100



First Floor Plan

internal floor area 169 sq.m 1822 sq.ft

Revision A Footprint and floor area reduced.
20.05.2021

**Peter A Marshall
Architect Limited**

**Farriers Barn, The Scarr
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Client

MISS G EVANS

Job Title

**Sunbrae
Frenchlands Lane
Lower Broadheath
Worcester
WR2 6QU**

Drawing Title

**replacement dwelling
planning proposals
(revised scheme)**

Scale

as shown @ A2

Date

12.01.2021

Drawn

pam

19 10 15A

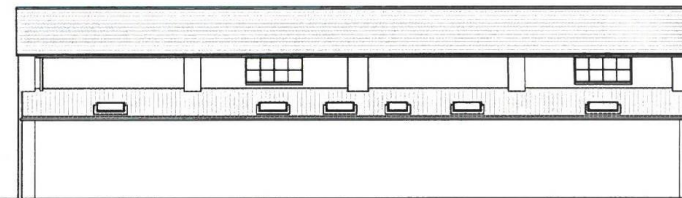
A2 drawing sheet



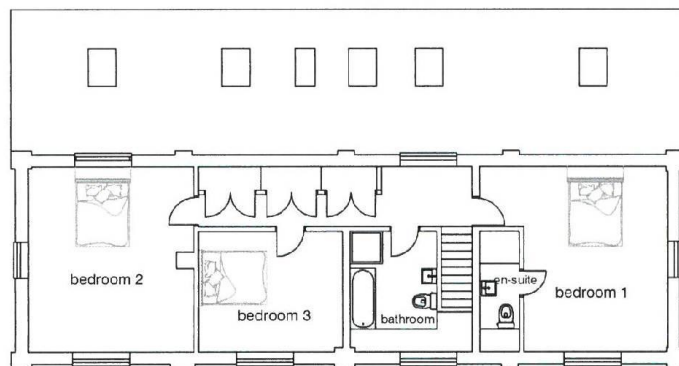
Front (south) Elevation
scale 1:100



Side (east) Elevation



Rear (north) Elevation

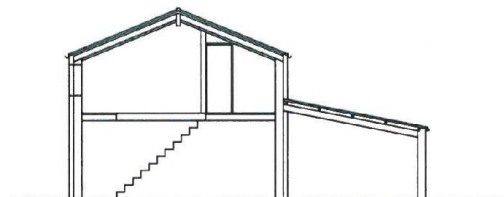


First Floor Plan

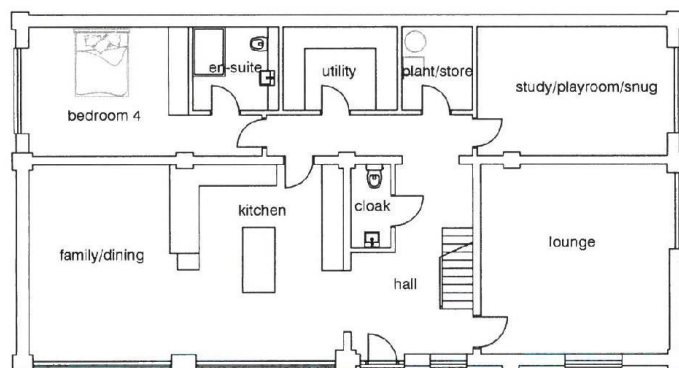
Net Living Accommodation
253sq.m



Side (west) Elevation



Section



Ground Floor Plan
scale 1:100

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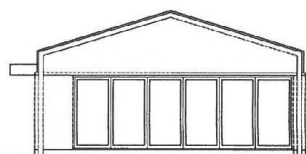
Client
MS G EVANS

Job Title
**Sunbrae
Frenchlands Lane
Lower Broadheath
Worcester
WR2 6QU**

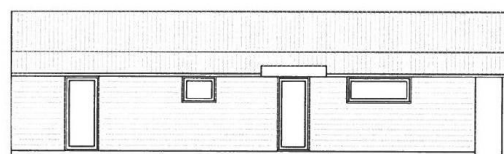
Drawing Title		
conversion barn 1		
Scale	Date	Drawn
As shown @A2	21.01.2021	pam

19	10
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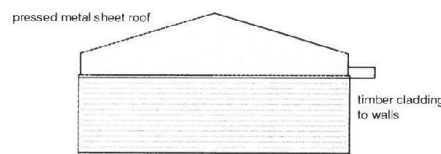
A2 drawing sheet



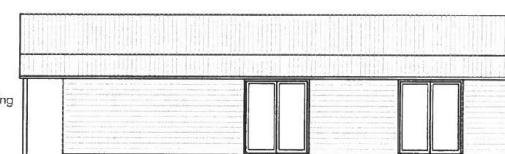
South Elevation
scale 1:100



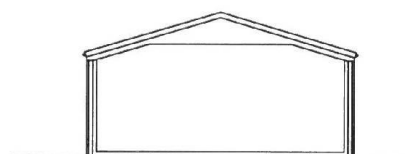
West Elevation



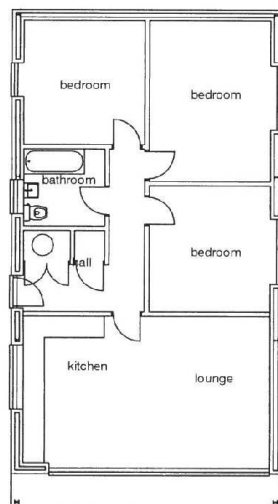
North Elevation



East Elevation



Section



Floor Plan
scale 1:100

Block Plan scale 1:500

Net Living Accommodation
84sq.m

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Client
MISS G EVANS

Job Title
**Sunbrae
Frenchlands Lane
Lower Broadheath
Worcester
WR2 6QU**

Drawing Title		
conversion barn 2		
Scale	Date	Drawn
As shown @A2	07.04.2019	pam

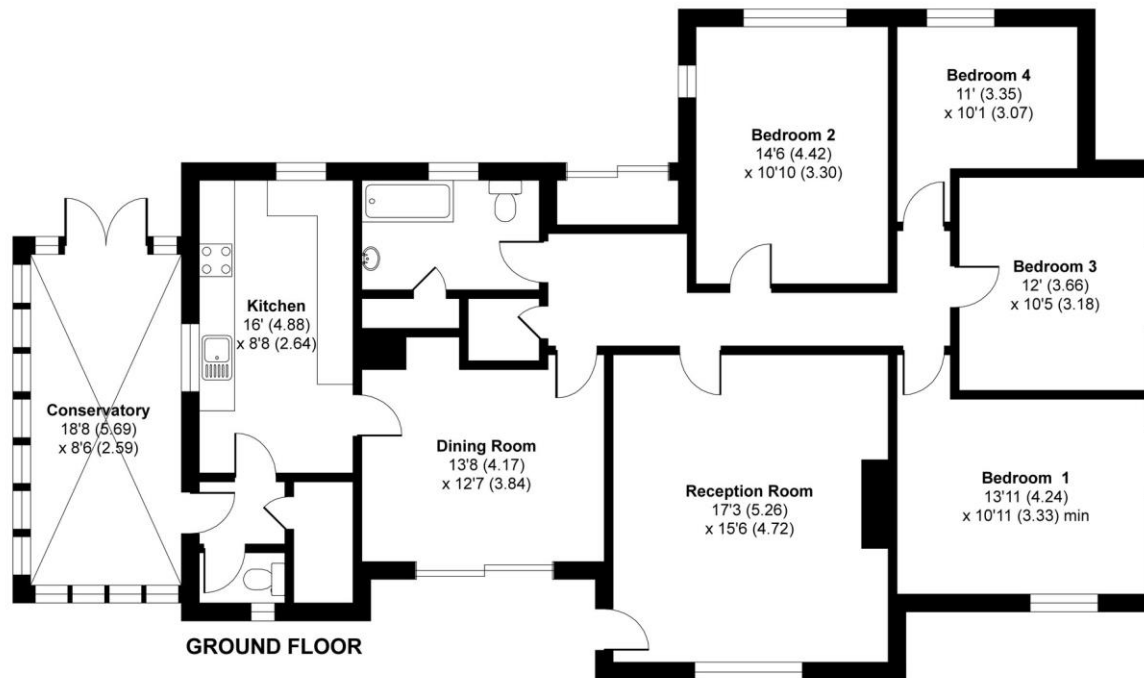
19	10
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A2 drawing sheet

Sunbrae, Frenchlands Lane, Lower Broadheath, Worcester, WR2

Approximate Area = 1645 sq ft / 152.8 sq m

For identification only - Not to scale



**G HERBERT
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LANDMARK INFORMATION

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Plotted Scale - 1:4500. Paper Size - A4