



# Home Farm

Ashton Road, Beckford, GL20 7AU  
CLASS Q DEVELOPMENT OPPORTUNITY



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Ashton Road, Beckford

WYCHAVON DC REF: 20/01031/GPDQ

Sheldon Bosley Knight are offering a fantastic conversion opportunity of an existing large-scale storage building in the countryside village of Beckford, into five residential dwellings under Class Q planning. Permission was obtained under Wychavon District Council 20/01031/GPDQ.

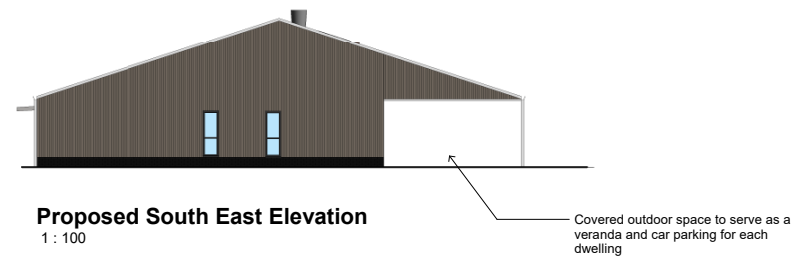
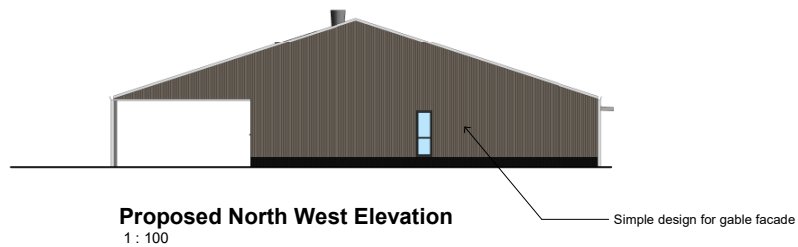
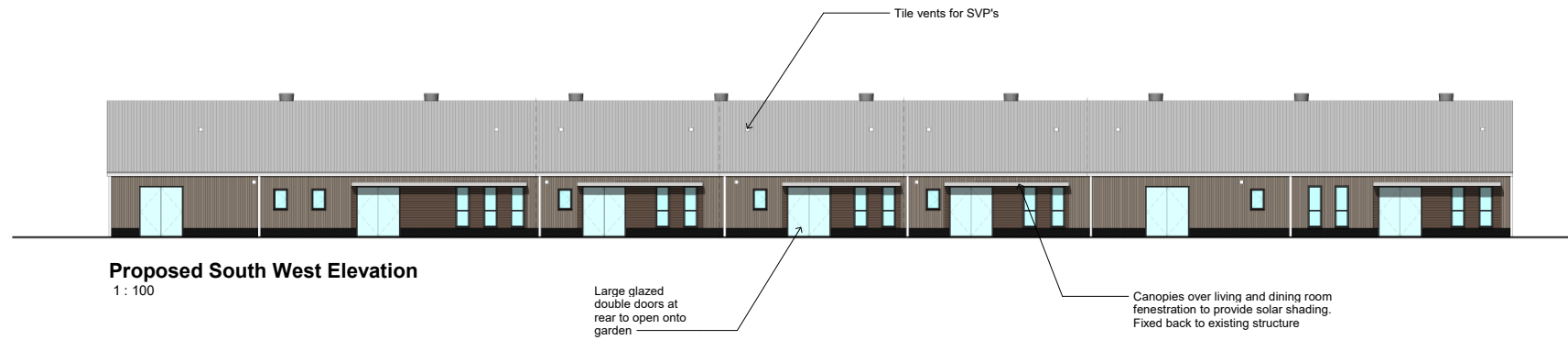
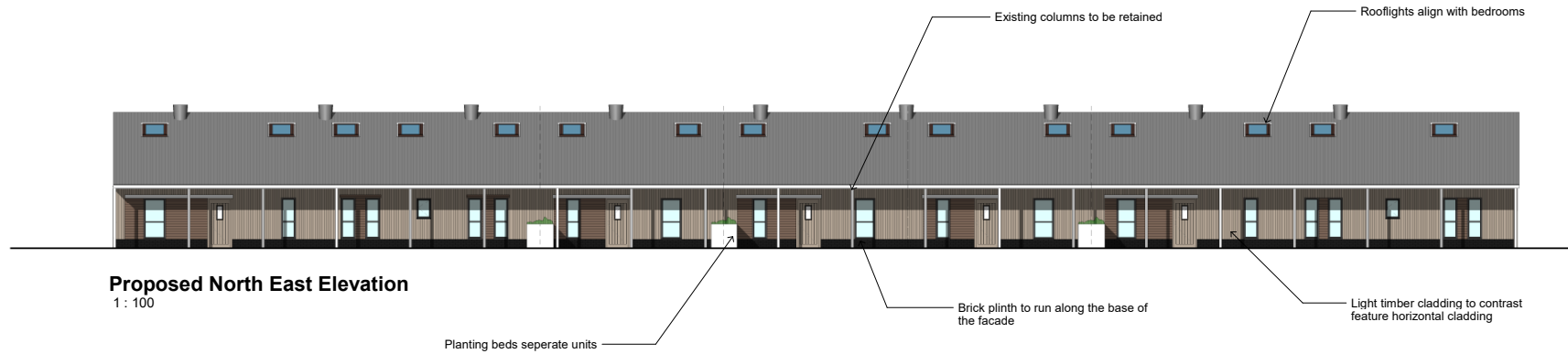
Located on the perimeter of North West Cotswolds, the planning granted for the five unit terrace, totals 673m<sup>2</sup> (GIA); comprising two five-bedroom dwellings and three two-bedroom dwellings. Each unit will have its own private garden area and one parking space. The two larger five-bedroom dwellings come with larger gardens and two parking spaces.

The plot itself is located within 500m of village amenities and boasts stunning surroundings with woodland adjacent to the plot and a lake alongside its entrance.

## Services

The agents are informed electricity is available. Formal quotations from Western Power Distributions for five new connections are required. Water is also understood to be available. Asset maps show a 90mm main at the end of the access on the barn side of Ashton Road. Formal quotations from Severn Trent Water for new water connections are required. Foul drainage to be managed via a private system at the buyer's discretion.

|        | Type           | Beds | Parking | GEA m <sup>2</sup> | GIA m <sup>2</sup> | NIA m <sup>2</sup> |
|--------|----------------|------|---------|--------------------|--------------------|--------------------|
| Unit 1 | Large Dwelling | 5    | 2       | 232                | 206                | 193                |
| Unit 2 | Small Dwelling | 2    | 1       | 100                | 87                 | 82                 |
| Unit 3 | Small Dwelling | 2    | 1       | 100                | 87                 | 82                 |
| Unit 4 | Small Dwelling | 2    | 1       | 100                | 87                 | 82                 |
| Unit 5 | Large Dwelling | 5    | 2       | 232                | 206                | 193                |
| Total  |                |      |         | 764                | 673                | 632                |



# Accommodation Key

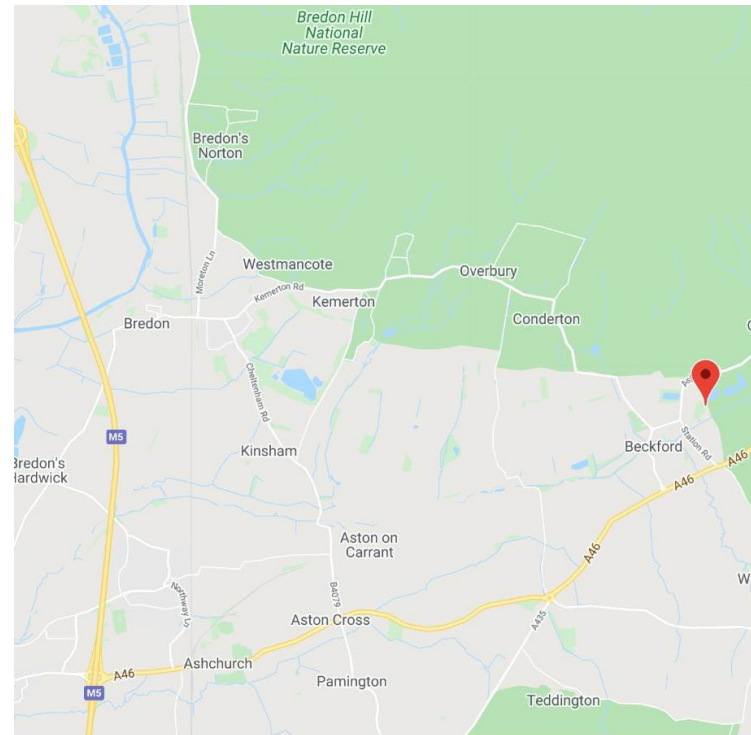
- Living Space
- Bedrooms
- Bathrooms
- Circulation



## Location

Beckford is a small rural village five miles North East of Tewkesbury on the Worcestershire-Gloucestershire border. The village straddles the A46, providing great motorway links to the North or South via the M5 access just under five miles away.

Beckford has an active village community with ample amenities. It boasts a tennis club, village hall, Post Office, café and other small businesses in the surrounding areas.





**SHELDON  
BOSLEY  
KNIGHT**

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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.