



# Crookshill Farm, Acton Beauchamp

Acton Beauchamp | Worcestershire.



## Crookshill Farm, Acton Beauchamp, Acton Beauchamp, Worcestershire.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Key Investment Highlights:-

- Outline planning permission granted for two new dwellings within the grounds
- Existing Grade II listed detached cottage requiring improvement
- Approximately 3,456 sq.ft. of accommodation in all
- 6 Bedrooms, including a master with en-suite
- 4 Reception Rooms plus two additional shower rooms
- Extensive gardens and grounds with private driveway
- Outbuildings offering storage





- Crookshill Farm – Prime Development Opportunity
- Grade II Listed Cottage with Outline Planning for Two Additional Dwellings
- Crookshill Farm presents an exceptional investment and development opportunity.
- Set in a superb countryside location, this Grade II listed detached cottage comes with outline planning permission for the construction of two additional properties, offering developers and investors the chance to create a sought-after collection of homes in a prestigious setting.

#### Development Potential:-

This substantial site offers multiple routes to profit:

- Refurbish and enhance the existing Grade II listed cottage to create a premium family home
- Build two additional dwellings (outline planning already granted)
- Utilise the outbuildings and expansive grounds to add further value (subject to necessary consents)

With strong demand for high-quality country homes, Crookshill Farm is ideally positioned to deliver attractive returns.

#### Location & Setting:-

Approached via a private driveway, the property sits within large gardens and grounds in a glorious countryside location, yet with good access to nearby towns, transport links and amenities. This blend of rural charm and accessibility makes it highly appealing to future buyers.

#### Why Developers Should Act Now

- Ready-to-go outline planning significantly reduces lead time
- Sought-after rural setting with proven demand for quality homes





- Rare availability of a site combining heritage, space and development scope

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Directions:- what3words - sneezed.tablets.sapping







## Crookshill Farm, Acton Beauchamp, Worcester WR6 5AB

Denotes restricted  
head height

Approximate Area = 3,433 sq ft / 319 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 3,456 sq ft / 321.1 sq m



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