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# MAYHOUSE COTTAGES

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HADLEY, DROITWICH, WR9 0AS



LOVATT & NOTT  
RURAL PROFESSIONAL CONSULTANTS

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## DIRECTIONS

From the A449 Worcester to Kidderminster Road head into the village of Ombersley then take the A4133 Droitwich Road. After approximately 1 mile turn right signposted towards Ladywood, after approximately half a mile the property will be situated on your left-hand side.

## SITUATION

Mayhouse Cottages are located in the hamlet of Hadley. A short distance from the sort after village of Ombersley, it enjoys the benefits of countryside living, whilst still having excellent commuting links and an extensive range of local amenities to include Pubs, Church, Doctors Surgery, Butchers and Delicatessens.

The M5 motorway is located some 4 miles away and the city of Worcester only 7 miles. There are train services at both Droitwich and Kidderminster with direct routes into London and Birmingham.



## MAYHOUSE COTTAGES

Mayhouse Cottages have been in the vendor's family since the 1950s. The property provides a unique opportunity to purchase a rural smallholding that benefits from recent planning permission for conversion of agricultural buildings to form three residential dwellings (Ref: 20/0146/GPDQ).

The property is approached via a tarmac driveway, sitting some 300m back from the council road. The pair of semi-detached cottages sit adjacent to the yard and farm buildings with the majority of land lying to the west with the exception of a separate parcel of land lying to the east, in all approximately 24.54 acres (9.93 ha).

### 1 & 2 MAYHOUSE COTTAGES

A pair of semi-detached white painted cottages offering accommodation over two floors.

Number 1 – The ground floor accommodation currently comprises of Kitchen/Dining Room, Utility, Sitting Room and Shower Room. Upstairs, there are 2 bedrooms and WC/Storage Room.

Number 2 – The ground floor accommodation currently comprises of Kitchen, Sitting Room and Dining Room, Upstairs, there are 2 bedrooms and a bathroom.

The cottages, particularly Number 2, would benefit from a degree of modernisation and refurbishment. Outside the properties enjoy separate lawned gardens, and there are wonderful far reaching rural views.

The property provides purchasers with an array of possibilities to amalgamate current living accommodation or to create new accommodation (subject to necessary consents).

### THE BUILDINGS

A steel portal frame, box profile building benefits from planning permission for conversion to two residential dwellings. The building together with lean to currently provides machinery and fodder storage, there is a separate grain storage area to the rear.

A further steel frame building benefits from planning permission for conversion to one residential dwelling. The building currently provides machinery storage.

### THE LAND

The land comprises of level pasture fields bordered by mature hedgerows. The land to the west of the farmstead is divided into two conveniently sized enclosures, the land to the east comprises of a single enclosure.

The land is stock fenced and watered providing ideal grazing paddocks.

### PLANNING

Permission was granted in August 2020 for Change of Use of the Agricultural Buildings to three Dwellings (Reference: 20/01416/GPQD).

Barn 1 (as per enclosed floor plan) benefits from permission for two dwellings, each of three bedrooms with accommodation split over two floors.

Barn 3 and 4 (as per floor plan) benefits from permission for one single storey two-bedroom dwelling.

A planning information pack is available from the Agents upon request.

## SERVICES

Mains water, electricity, septic tank drainage.

## BASIC PAYMENT SCHEME & COUNTRYSIDE STEWARDSHIP

We understand the land is registered on the rural land register and payments have been claimed under the Basic Payment Scheme. The entitlements are available by separate negotiation. The property is not entered in any Environmental Stewardship Scheme.

## MINERALS SPORTING & TIMBER RIGHTS

As far as they are owned, the mineral and sporting rights, as well as standing timber are included in the freehold sale.

## TENURE

The property is freehold and vacant possession will be available on completion.

## FIXTURES & FITTINGS

Only those items described in these sales particulars are included in the sale.

## BOUNDARIES, ROADS & FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

## RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

## LOCAL AUTHORITY

Wychavon District Council, Civic Centre  
Queen Elizabeth Drive, Pershore  
Worcestershire WR10 1PT

Tel: 01386 565000

## VIEWING

Strictly by appointment via the Sole Agents on  
01905 672 072.

## VENDOR'S SOLICITOR

SME Solicitors  
8 Sansome Walk  
Worcester  
WR1 1LW

Tel: 01905 723561.





Ground Floor

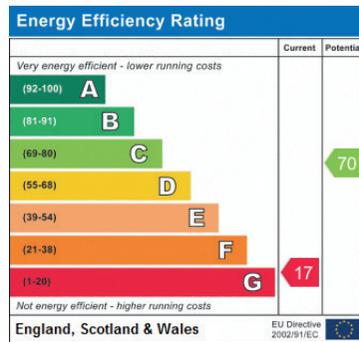
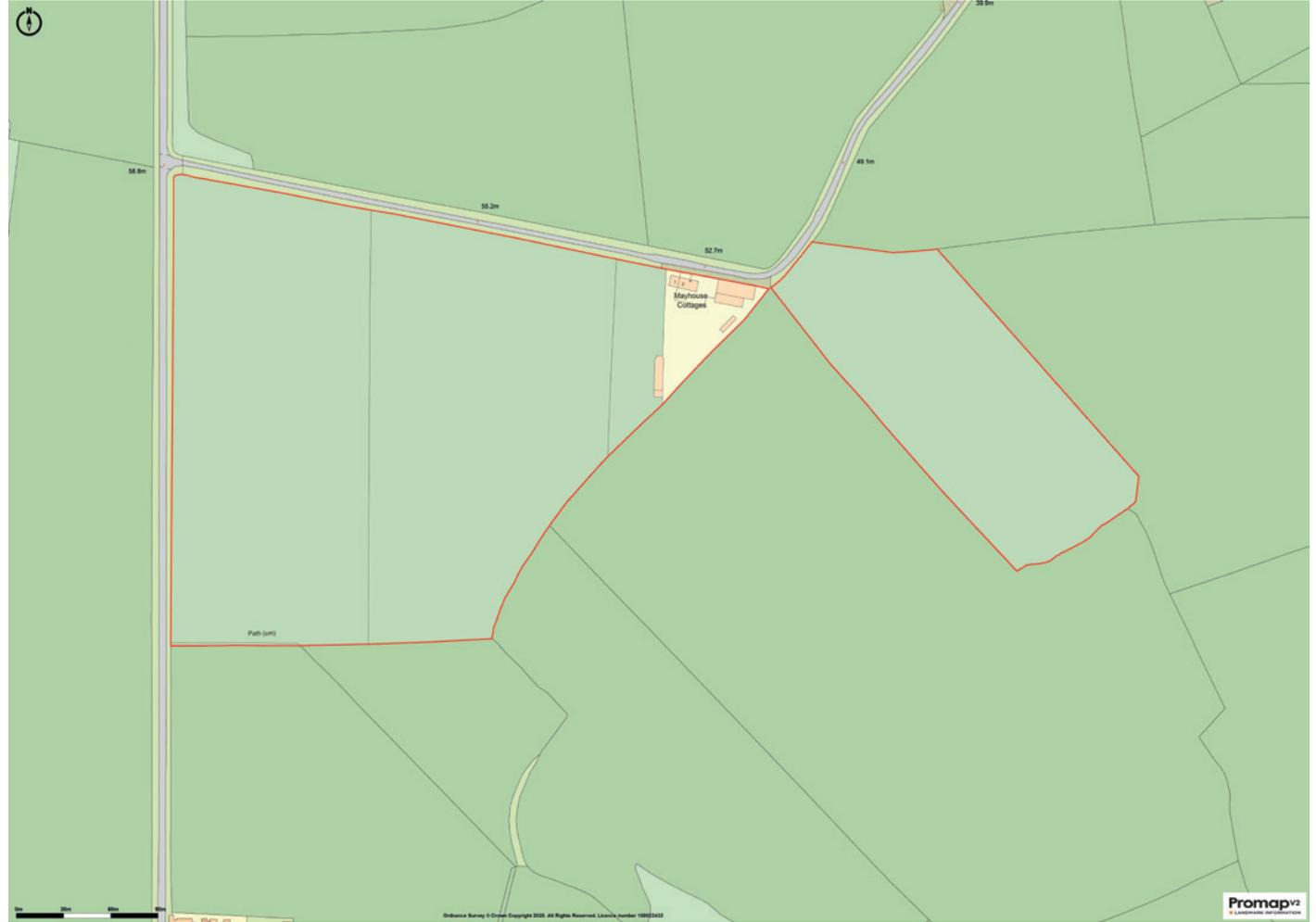


Total area: approx. 105.7 sq. metres (1138.0 sq. feet)  
**1 Mayhouse Cottage, Hadley**

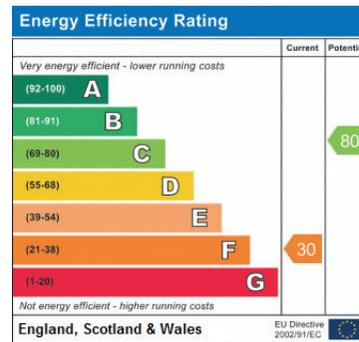
Ground Floor



Total area: approx. 69.8 sq. metres (751.2 sq. feet)  
**2 Mayhouse Cottage, Hadley**



Address:  
2 Mayhouse Cottage



Address:  
1 Mayhouse Cottage

**PLEASE NOTE:** Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken September 2020.

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HADLEY, DROITWICH, WR9 0AS

CLEAR  
WALLET  
POCKET



LOVATT & NOTT  
RURAL PROFESSIONAL CONSULTANTS

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