



Sarsens
Cookhill, Worcestershire/Warwickshire borders







A lovely five acre **equestrian property** in a rural location with stable yard, manège and paddocks and exceptional views.

With planning permission for a detached live/work bungalow

Summary of accommodation

Drive, stableyard with range of eight stables and tackroom | Further range of three stables | Ample hard standing | Recently installed 40m x 20m all-weather fenced manège | Level free-draining pastureland

In all about 5 acres

Proposed dwelling

Porch | Entrance hall | Study | Open plan kitchen/living/dining | Utility room | Two double bedrooms | Bathroom | Large loft with roof lights

Entrance hall | Kitchen | WC/shower | Office | Meeting room | Storage/work area

Distances

Stratford-upon-Avon 10 miles, Worcester 16 miles, Birmingham City centre 19 miles, Redditch 6 miles, M5 (J16 and J7) 16 miles

M42 (J2) 11 miles, M40 (J15) 18 miles, Evesham 10 miles

(All distances and times are approximate)



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Situation

Sarsens is situated on a quiet lane outside the village of Cookhill, close to the traditionally preserved Ragley Hall Estate. From the ridge on which the village of Cookhill sits are expansive west facing views over Worcestershire to the Malvern Hills.

Local shopping facilities can be found nearby in Alcester, and more extensive facilities and supermarkets in Stratford-upon-Avon, the region's cultural centre with its Shakespearean theatres. Hillers Garden Centre and Farm Shop have a wide range of food and local produce.

There is a wide range of primary, secondary and private schools in the area, with grammar schools at Alcester and Stratford-upon-Avon.

Racing is at Worcester, Stratford, Warwick and Cheltenham and golf courses at Evesham, Redditch and Stratford-upon-Avon.

The property is well placed for access to the West Midlands centres of employment and motorway network. The A46 gives rapid access to the M5 and M40. The area is well located for riding and walking.





The property

Approached through a five-bar gate, the property is screened from the lane by a mature hedge. Sarsens offers a rare opportunity to acquire a property with planning permission, ref 21/02516/FUL for a live/ work unit, granted by Wychavon District Council on 21 December 2021, for occupation by a person solely or mainly employed in the floor space associated with the unit. Making the property ideal for a buyer with an interest in the land and stables, who is mainly working from home.

The house will stand in an attractive garden, with 6 car parking spaces.

Outbuildings, garaging, stable yard

Beyond the site for the house is a south facing U shaped stableyard, with 6 boxes and two larger 11 x 16 ft foaling boxes. Tackroom with lights and phone charging points. There is ample hard standing around the stableyard and a range of 3 older timber stables.

Well designed all weather manege with post and rail fencing.

Paddocks, sheltered by mature hedges.

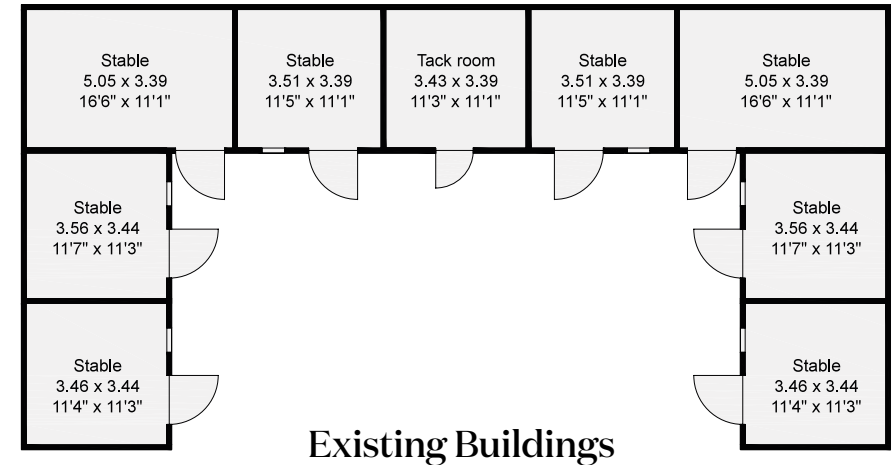
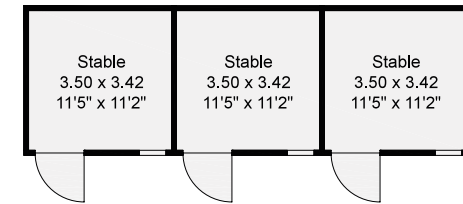
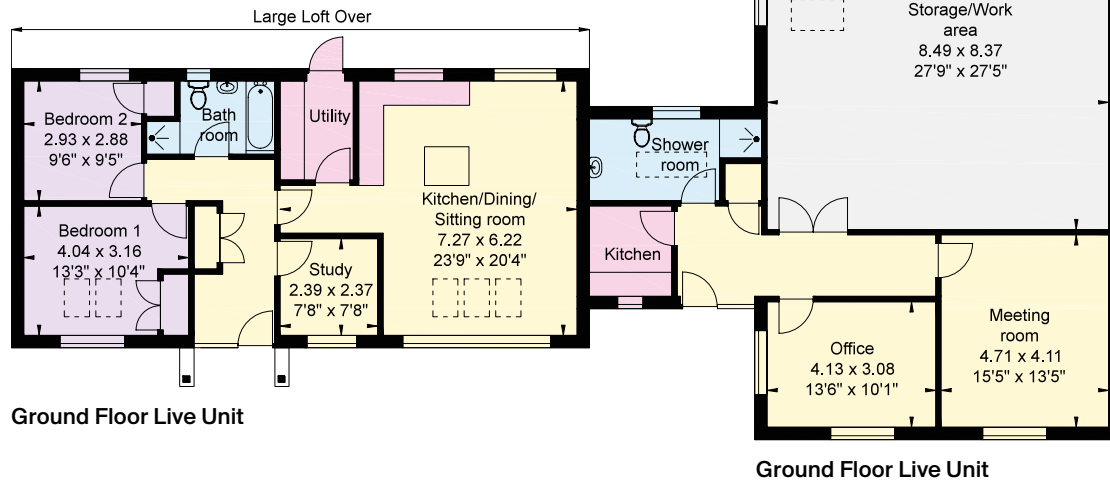


Approximate Gross Internal Floor Area
Existing Outbuildings: 158 sq m (1,701 sq ft)
Proposed Live Unit: 97 sq m (1,044 sq ft)
Proposed Work Unit: 145.5 sq m (1,566 sq ft)
Total: 400.5 sq m (4,311 sq ft)

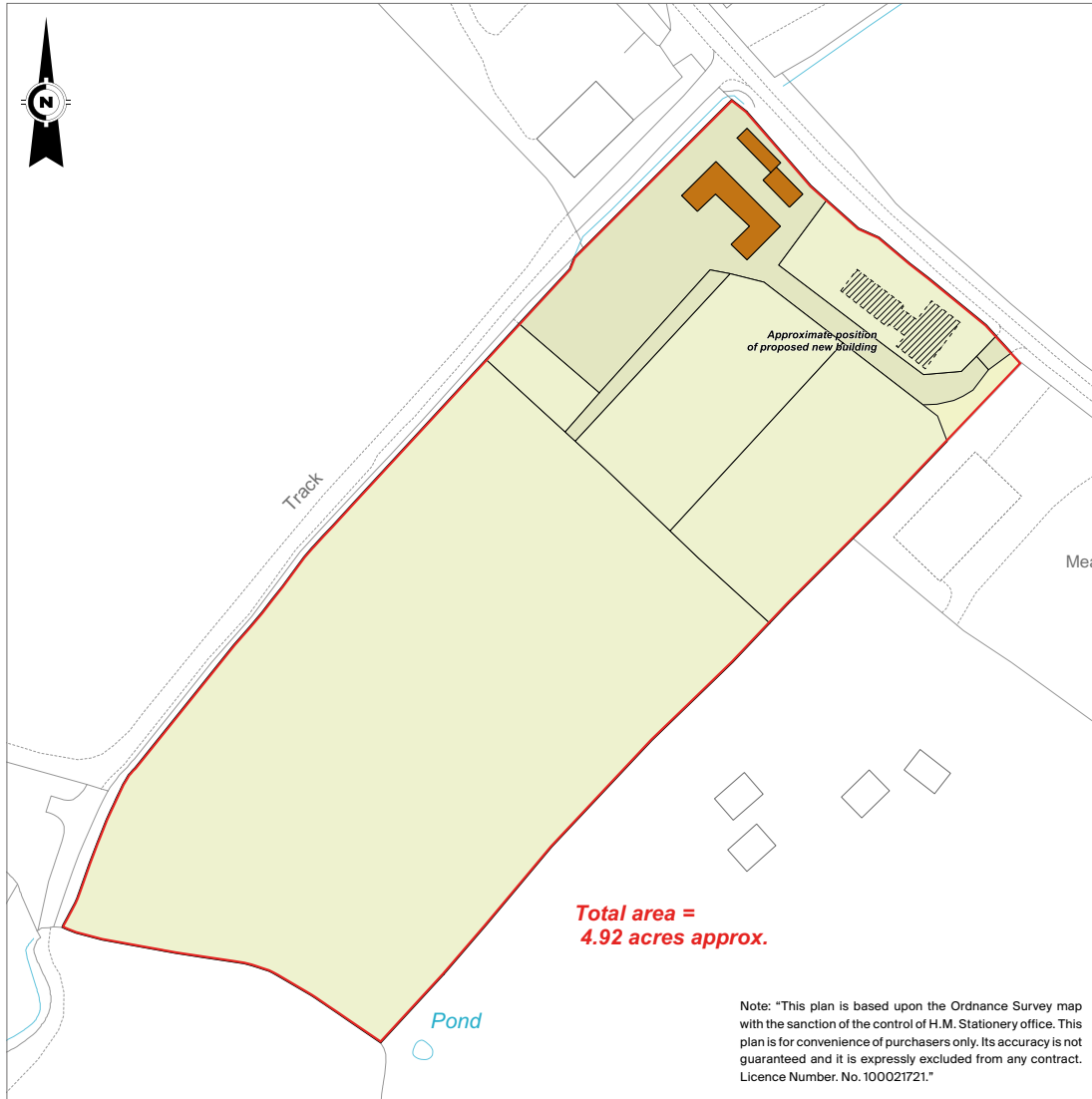
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Proposed Buildings



Existing Buildings



Services

Mains water is connected. Solar electricity supply with battery storage.
Mains electricity is understood to be available nearby. Security system.

Directions (B49 5JT)

From the M40 (J15) at Warwick, proceed west on the A46 past Stratford-upon-Avon towards Alcester. At Alcester, at the roundabout, turn right onto the A435 and at the next roundabout turn left to Arrow. At the Toll House turn right onto the A422 signposted to Worcester. At the T junction with the A441 turn right. Proceed through Cookhill and turn left into Cladswell Lane. Follow Cladswell Lane around to the right, out of the village, down the dip proceed over Mearse Lane and Sarsens will be found on the left hand side

Tenure

Freehold

Local authority

Wychavon District Council. Telephone: 01386 565000.

Business rates currently subject to small business rate relief.

Viewing

By prior appointment only with the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs dated xxxxxxxx 20xx.

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Date: 07 August 2024
Our reference: STR012208642

Sarsens, Dogbut Lane, Cookhill, Redditch, B96 6LD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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