



Peter Clarke  
New Homes

Hipton View Evesham Road, Norton, Evesham, WR11 4TL

Offers In The Region Of £450,000

- Partially completed brand new four bedroom detached house
- Unique opportunity to complete a project to your own specifications
- Located in the quaint village of Norton
- Approximately 2100 sq.ft. of accommodation
- Open plan kitchen/dining room with bi-fold doors to garden
- Four Bedrooms, two with en suites
- Family bathroom
- Excellent sized rear garden with views over Hipton hill
- NB CASH PURCHASERS ONLY



## THIS RARELY AVAILABLE UNFINISHED PROJECT COMPRISSES A FOUR BEDROOM DETACHED NEW BUILD IN THE QUAIN VILLAGE OF NORTON.

### HIPTON VIEW

Generous accommodation extends to approximately 2100 sq ft and comprises, to the ground floor, entrance hall, cloakroom, bay fronted living room, separate study, wonderful open plan Kitchen/Family/Dining and separate utility room.

To the first floor you will find the principal bedroom with en suite and with views over Hipton Hill, three further good sized bedrooms, one of which benefits from an en suite and well-appointed family bathroom.

Generous private rear garden mainly laid to lawn with path leading to the front, where you will find a large driveway giving off road parking for three vehicles.

### OUTSTANDING WORKS

Completion of the project includes (but is not limited to) the following works:

- External Rendering
- Mains Drainage connection (including a S50 agreement for the highway connection)
- Internal Plaster boarding and plastering
- Installation of trusses to front after scaffold removed
- Flat roof to rear, and porch & bay window roof to front
- 2nd Fix carpentry
- Completion of Stairs
- Astragal bars to windows after render
- Mains electrical connection
- Electrical 2nd fix & PV
- Plumbing 2nd fix incl. 2nd fix bathrooms
- Air Source Heat Pump installation
- Kitchen Fitting
- Bathroom fittings and tiling
- Flooring throughout
- Groundworks and Landscaping
- Scaffolding hire
- Cleaning and Mastic
- Decoration throughout

### AGENTS NOTE

Purchasers are advised to satisfy themselves as to the full outstanding works required to complete the project and the likely cost of works. There is an ongoing warranty application via Buildzone which can be transferred from the vendor to the purchaser on completion of sale.

There is a Deed of Variation on the title, restricting any change from the property design within 3 years from completion of the New Build. Please speak to Peter Clarke New Homes for further information.

We do not believe you will secure a mortgage for this property in its current condition - please liaise with your Financial Advisor.

### CIL

The property is subject to a s.106 payment. In addition, the property is subject to a CIL payment, although there are exemptions where the property is to be built for your own occupation.



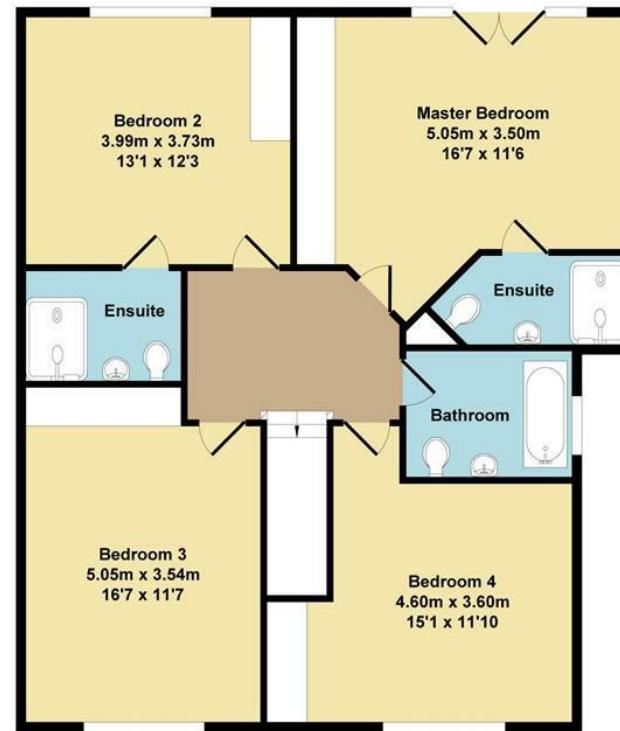
## Evesham Road, Norton

Total Approx. Floor Area 195.10 Sq.M. (2100 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 103.0 Sq.M.  
(1109 Sq.Ft.)



First Floor  
Approx. Floor  
Area 92.10 Sq.M.  
(991 Sq.Ft.)



## GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electric and drainage are available to be connected to the property, heating is provided by Air Source Heat Pumps. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

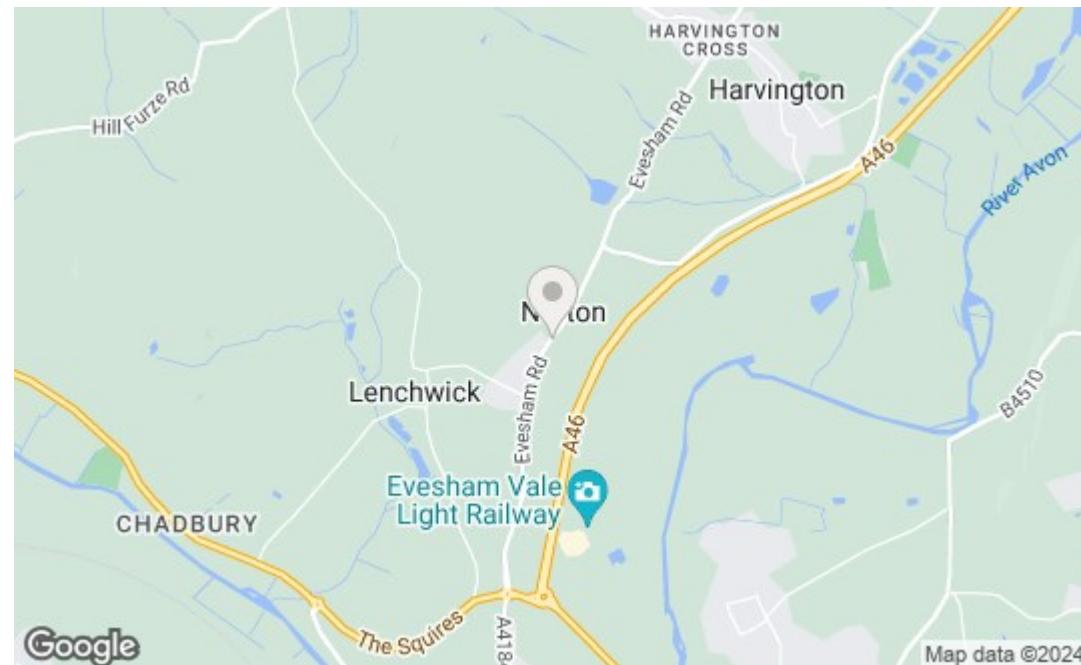
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes

## DIRECTIONS

Leave Evesham town centre North on the A4184. Continue for approximately 2 miles to the roundabout, taking the second exit straight on, joining the B4088 Evesham Road. Continue along the Evesham Road, entering the village of Norton, where the property will be found on the left hand side shortly after the Church of St. Egwin.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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