



# tag



## SALES & LETTINGS



**Rockridge Farm Mill Lane, Worcester, WR8 9LB**  
**Asking Price £1,700,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

## Situation

Strensham is a village located on the outskirts of the picturesque village of Twyning. Twyning offers a range of local amenities, including two public houses, a village shop, a primary school, a village hall, a park, a tennis club, and a riding school. The village also has convenient access to the M50 motorway and the A38.

Strensham is situated approximately three miles from the historic market town of Tewkesbury, which features a library, a theatre, a leisure centre, and a variety of shops and restaurants.

## PROPERTY SUMMARY

- Approximately Five Acres Of Land
- Endless opportunities
- Downstairs Sculptures Studio
- External Workshop
- Modern One Bedroom Apartment
- Potential Conversion To Five Bed House
- Off Road Parking for 20 Vehicles
- Rural Setting
- Oil Fired Central Heating
- Council Tax Band B



## Description

This property in Strensham offers endless opportunities for both business ventures and potential homeowners. With approximately five acres of land at your disposal, the possibilities for customisation and development are truly remarkable.

For business owners, this property offers a unique chance to explore a variety of business opportunities. The existing sculpture studio, with its potential for expansion, is currently being utilised as a hub for art classes, workshops, or an exhibition space for local talent. The adaptable nature of this space makes it ideal for creative businesses. Additionally, the generous external workshop is perfect for small-scale manufacturing, providing ample room for growth. The presence of two large car parks that can accommodate over 20 vehicles further enhances its appeal, making it a practical choice for various enterprises.

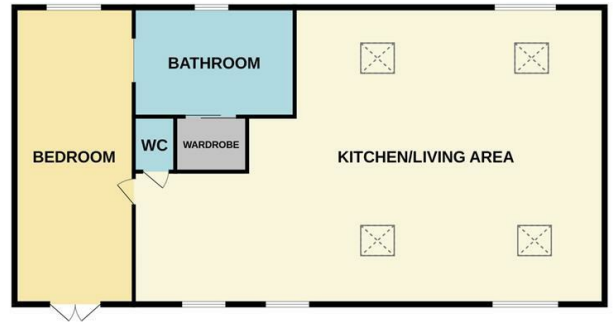
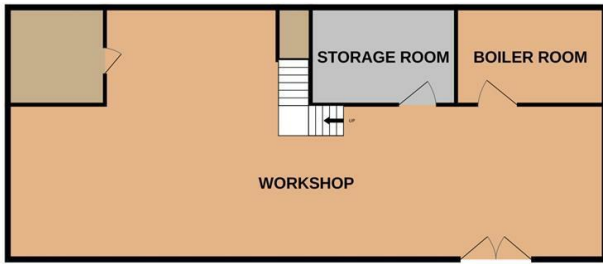
On the other hand, for homeowners, the vast outdoor space is an inviting blank canvas that presents countless possibilities for creating stunning gardens, walking trails, or leisure areas. The potential for outdoor recreation is unmatched and the possibilities are endless.

Moreover, the open-plan apartment on the top floor offers an exciting avenue for short-term rentals or a charming guest suite. This feature allows homeowners to maximise their investment while ensuring a comfortable stay for visitors eager to experience the tranquil charm of the area. Furthermore, the entire property has the potential to be transformed into a five-bedroom family home.

With its unique blend of residential comfort and commercial potential, this property appeals not only to families seeking a peaceful lifestyle but also to those eager to establish or expand their businesses in a stunning environment. The combination of living and workspace fosters a balanced lifestyle, where personal dreams and professional ambitions can thrive side by side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Downstairs Workshop**

58'06 (max) x 15'02 (17.83m (max) x 4.62m)

**Boiler Room**

14'07 x 9'06 (4.45m x 2.90m)

**Storage Room (1)**

14'03 x 9'06 (4.34m x 2.90m)

**Storage Room (2)**

9'09 x 9'06 (2.97m x 2.90m)

**Kitchen/Living Area**

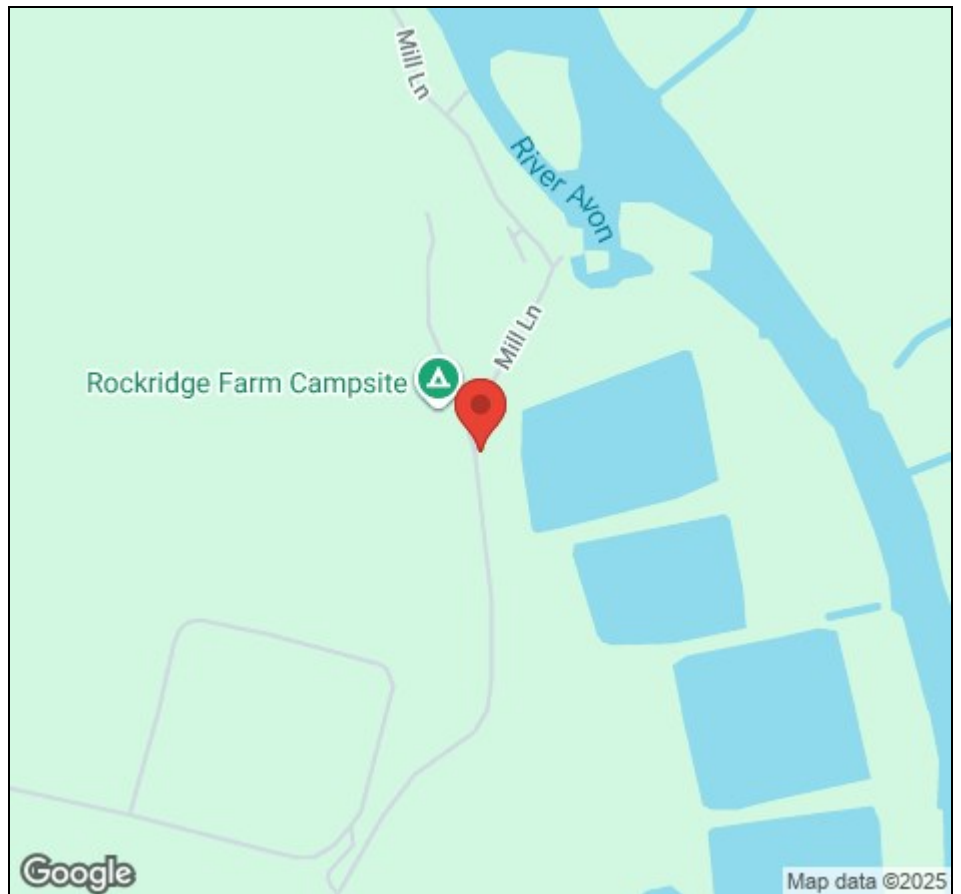
46'02 (max) narrowing to 30'03 x 29'01 (max) narro (14.07m (max) narrowing to 9.22m x 8.86m (max) narr)

**Bedroom**

28'08 x 11'08 (8.74m x 3.56m)

**Bathroom**

16'02 x 10'02 (4.93m x 3.10m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.