Carver Knowles
PROPERTY CONSULTANTS

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www.carverknowles.co.uk

BROADFIELD BUNGALOW, LONG GREEN, FORTHAMPTON, GLOUCESTERSHIRE, GL19 4QL

GUIDE PRICE - £465,000

3 BEDROOM BUNGALOW IN 0.31 ACRES

GUIDE PRICE £465,000

OVERVIEW

Broadfield Bungalow provides a rare opportunity to acquire a detached three-bedroom bungalow ripe for modernisation in a sizeable plot of 0.31 acres and with an additional 0.31 acres available by separate negotiation.

DESCRIPTION

Broadfield is a three-bedroom detached bungalow, centrally located within its own plot offering huge potential for modernisation and re-development (subject to planning). The property occupies a private and secluded spot providing far reaching views of the surrounding Worcestershire countryside.

ACCOMMODATION

Broadfield extends to a generous 1,964 sq. ft. (182 sq. m.) and comprises a spacious kitchen/breakfast room, living room, utility area, dining room, three good size bedrooms and a family bathroom.

Outside, the property benefits from a large parking area. Gardens surround the property, bordered by a mix of fencing and hedges offering an uninterrupted view of the surrounding farmland.

ADDITIONAL LAND

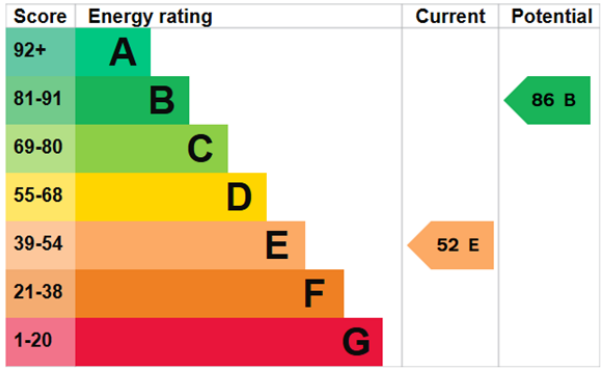
An additional 0.31 acres of land to the south of the property will be offered for sale by separate negotiation to enable purchasers to extend the garden (subject to the necessary consents) in line with the neighbouring property and take advantage of the outstanding location.

SITUATION

Broadfield is situated on the A438 between the villages of Sledge Green and Upper Pendock. The attractive market town of Ledbury is just 8.6 miles west of the property and the City of Gloucester is approximately 14 miles south.

Lower Pendock is the home to the local primary school, Pendock CE. Secondary schools are within a 15-minute drive – Hanley Castle High School and Tewkesbury Academy. There's a good choice of private schooling too including nearby Bredon School, Malvern College, The Downs and The Elms.

A diverse range of shops is available in the nearby towns of Tewkesbury, Ledbury and Malvern. Waitrose in Malvern or the Tesco superstore in Ledbury are among the supermarket options.



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SERVICES
The bungalow benefits from oil-fired central heating, mains water and electricity and a septic tank.

FIXTURES AND FITTINGS
Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE
Council Tax Band – D £2,280.82 (2025/26)
EPC - E

LOCAL PLANNING AUTHORITY
Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – www.malvernhils.gov.uk

TENURE
The property is offered Freehold with Vacant Possession.

BOUNDARIES AND AREAS
The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for boundaries as per the Title deeds.

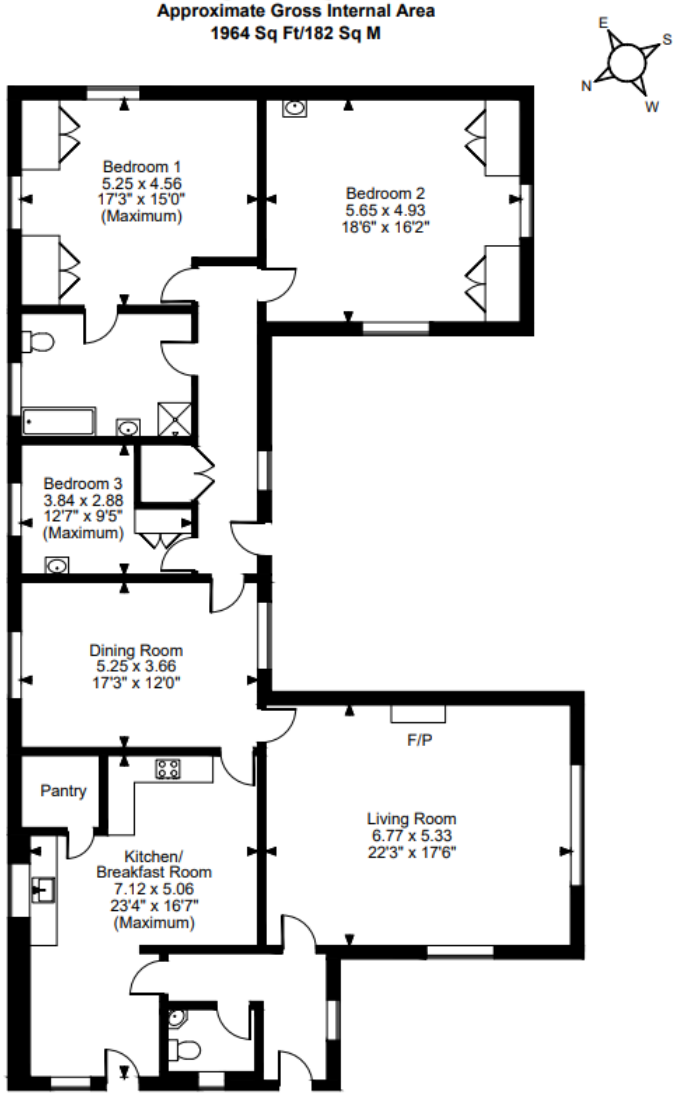
RIGHTS OF WAY, WAYLEAVES AND EASEMENTS
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

There are no public rights of way crossing the land.

METHOD OF SALE
The property is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. The vendor reserves the right to set a date for Best and Final offers.

ANTI MONEY LAUNDERING REGULATIONS
Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

Broadfield Bungalow, Long Green, Gloucester
Approximate Gross Internal Area
1964 Sq Ft/182 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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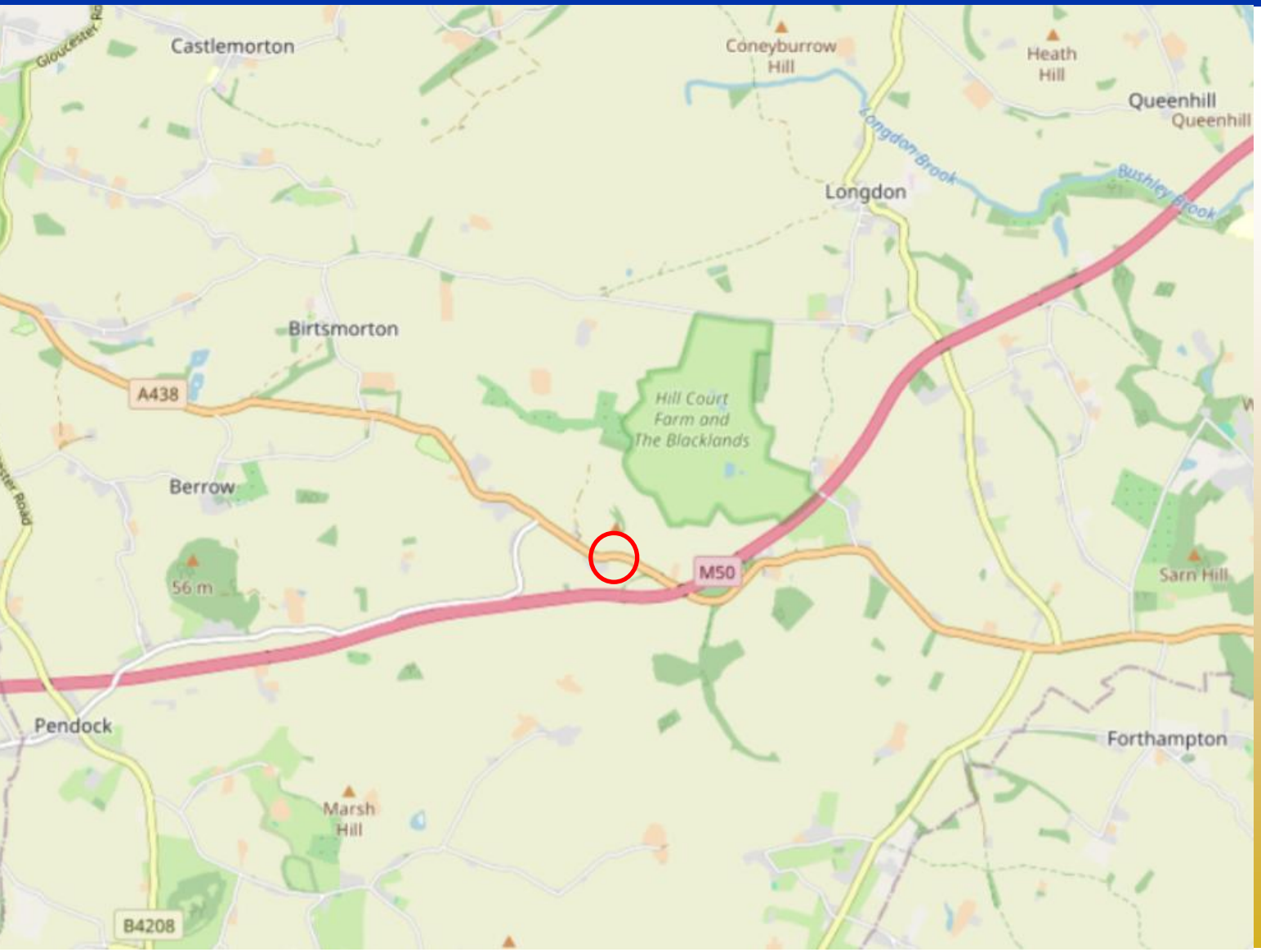

Carver Knowles
Strensham Business Park
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WR8 9JZ

DIRECTIONS:

From Tewkesbury Town Centre – Heading North along the High Street, take the first exit at the mini roundabout, onto the Mythe Road (A38). Take the first exit on the left, signposted Ledbury A438. Continue for approximately 4.8 miles. The property can be found on your left signposted by the agents for sale board.

What3Words: videos.insist.telephone

VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Alex Stafford-Clark. Alternatively, please contact us on the following email address;
alexstafford-clark@carverknowles.co.uk

PLEASE NOTE
Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared October 2026.

RICS AMC AGENT