



FOR SALE

**MALVERN HILLS COLLEGE
ALBERT ROAD NORTH, MALVERN, WR14 2YH**



**Gross Internal Floor Area approx. 22,550sqft
(2,094.95sqm)
Site circa 2 acres**

*** CAMPUS SITE ON EDGE OF MALVERN TOWN CENTRE**

*** LOCATED APPROX 0.5 MILES TO GREAT MALVERN RAILWAY STATION**





Location:

The property is situated on the eastern side of Albert Road North opposite its junction with Como Road.

It is a short distance to the east of Malvern town centre in a mainly residential area but having a mixture of uses in the immediate vicinity.

Immediately to the north of the property is Malvern Cube (a youth/community centre), and to the south is Manor Park Sports Club with a range of outdoor and indoor sports facilities. To the east and northeast of the property is an area of public open space bounded by a railway line further to the east.

Description:

The site is circa 2 acres in size. The main College Building is of two storey brick construction beneath pitched and gabled tiled roofs. It is typical of its age, design and function as an education establishment/art college.

Immediately to the rear of the main building is later accommodation providing a range of additional floor space including offices, classrooms, entrance lobbies, lavatory facilities, medical room, etc as well as a kitchen, refectory, sculpture and pottery studios.

In the central/ north-eastern corner of the site is the more modern Wyvern Building dating from the early 2000's. This is of single storey brick construction beneath a tiled Dutch gable style roof accommodating a mixture of classrooms, offices, stores and larger open plan salon and treatment training rooms.

Tenure:

The property is available freehold. The sale is subject to an overage clause should redevelopment be sought for an alternative use.

Price:

OFFERS INVITED

Planning:

The site can be retained as educational use, however Subject to Planning proposals for change of use or redevelopment may also be considered. Full details should be submitted to the agent prior to any discussions with the Local Authority.

Services:

Interested parties are advised to make their own enquiries although, we understand all usual mains services are available.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT which may be payable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Contact: James Willcock
Josie Hobbs

Email: james.willcock@harrislamb.com
josie.hobbs@harrislamb.com

Ref: RAH-MalvernCollege

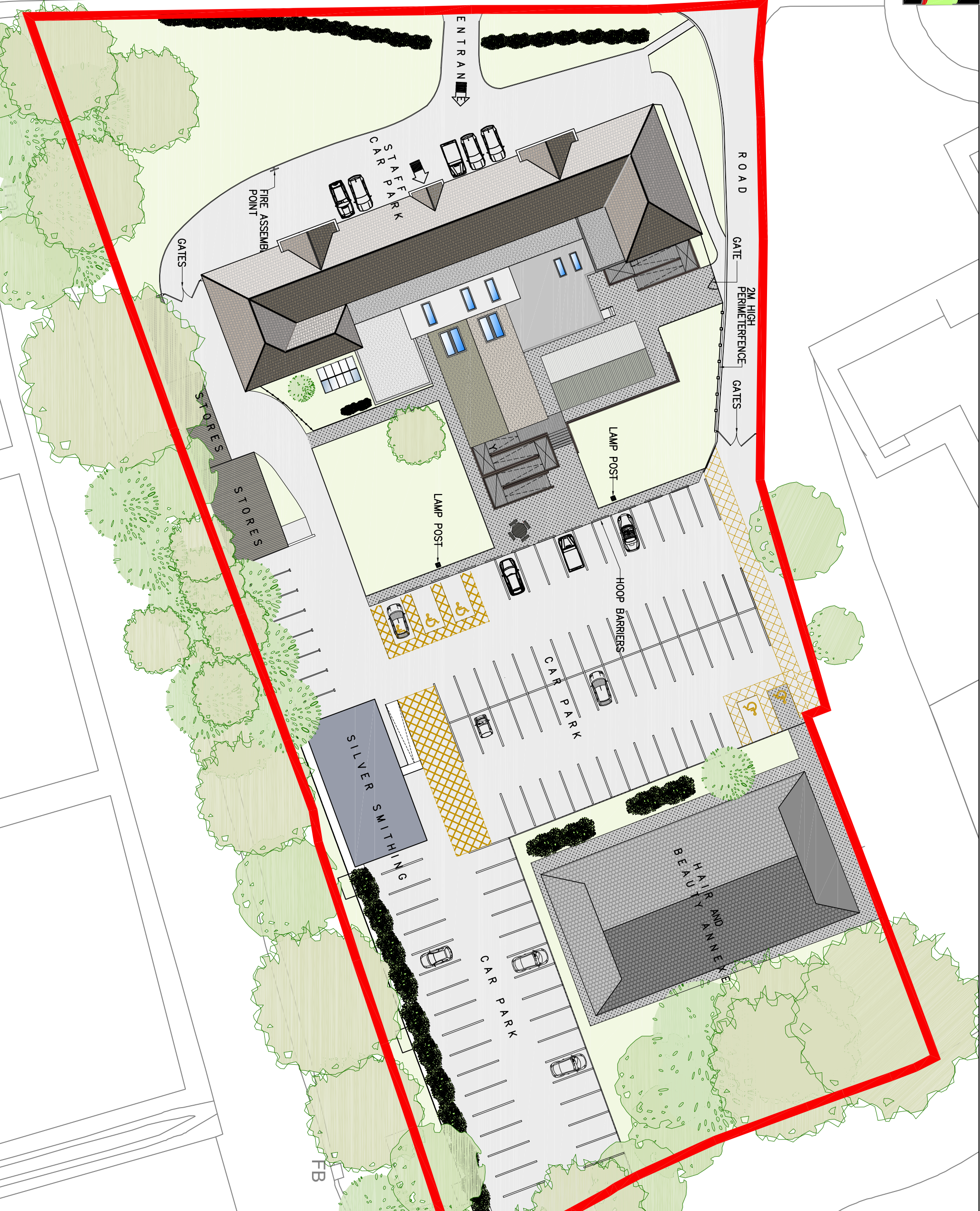
Date: June 2023

Subject To Contract





A1



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 Materials and workmanship are to comply in all respects with the current British Standard code of practice and Building Regulations.
 The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points prior to commencement of works.
IF IN DOUBT ASK, DO NOT SCALE: This drawing must be read in conjunction with all other Architectural, Structural, Civil and Engineering drawings and specifications.

 Foot paths

| Rev | Date | Details Of Issue | Initials |
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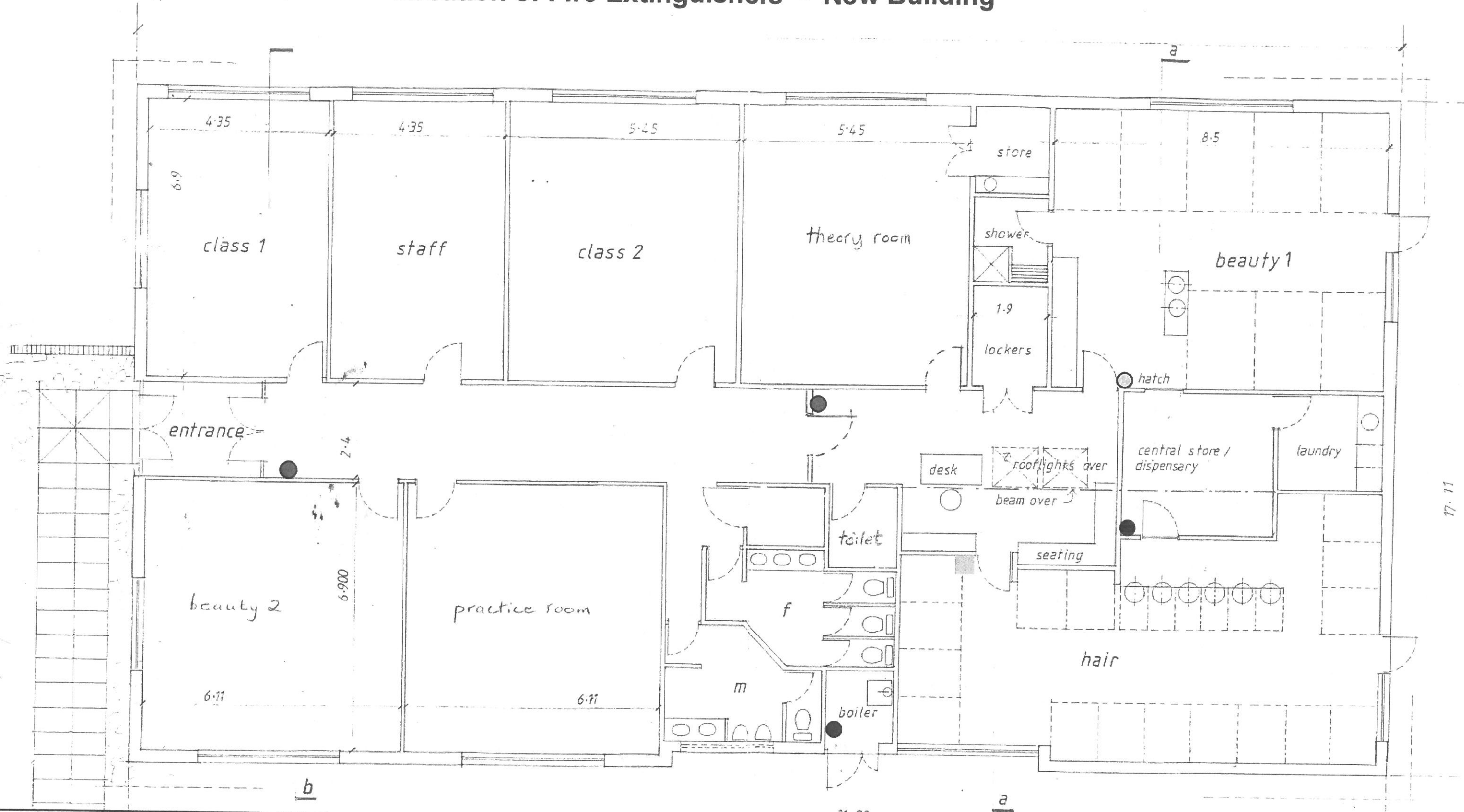
Harris & Associates Surveyors Limited
 Bilston Mills, Prospect Hill, Redditch
 Worcestershire, B97 4BY
 Tel: 01527 589991
 Fax: 0844 443 6871
 E: enquiries@harscs.co.uk
 W: www.harscs.co.uk

Harris & Associates Surveyors
 Chartered Surveyors

Client: MALVERN HILLS COLLEGE
 Project: MALVERN HILLS COLLEGE
 Title: SITE PLAN

| | | | |
|-----------|-------------|----------------|----------------------|
| Drawn: GW | Checked: | Date: 16.09.13 | Scale (of A1): 1:200 |
| Dwg no: | Project no: | Revision no: | |

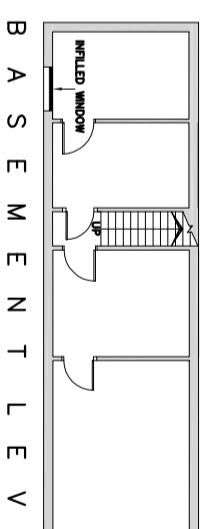
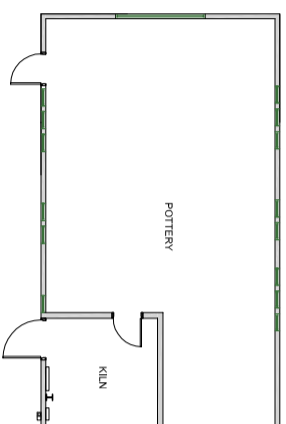
Location of Fire Extinguishers - New Building



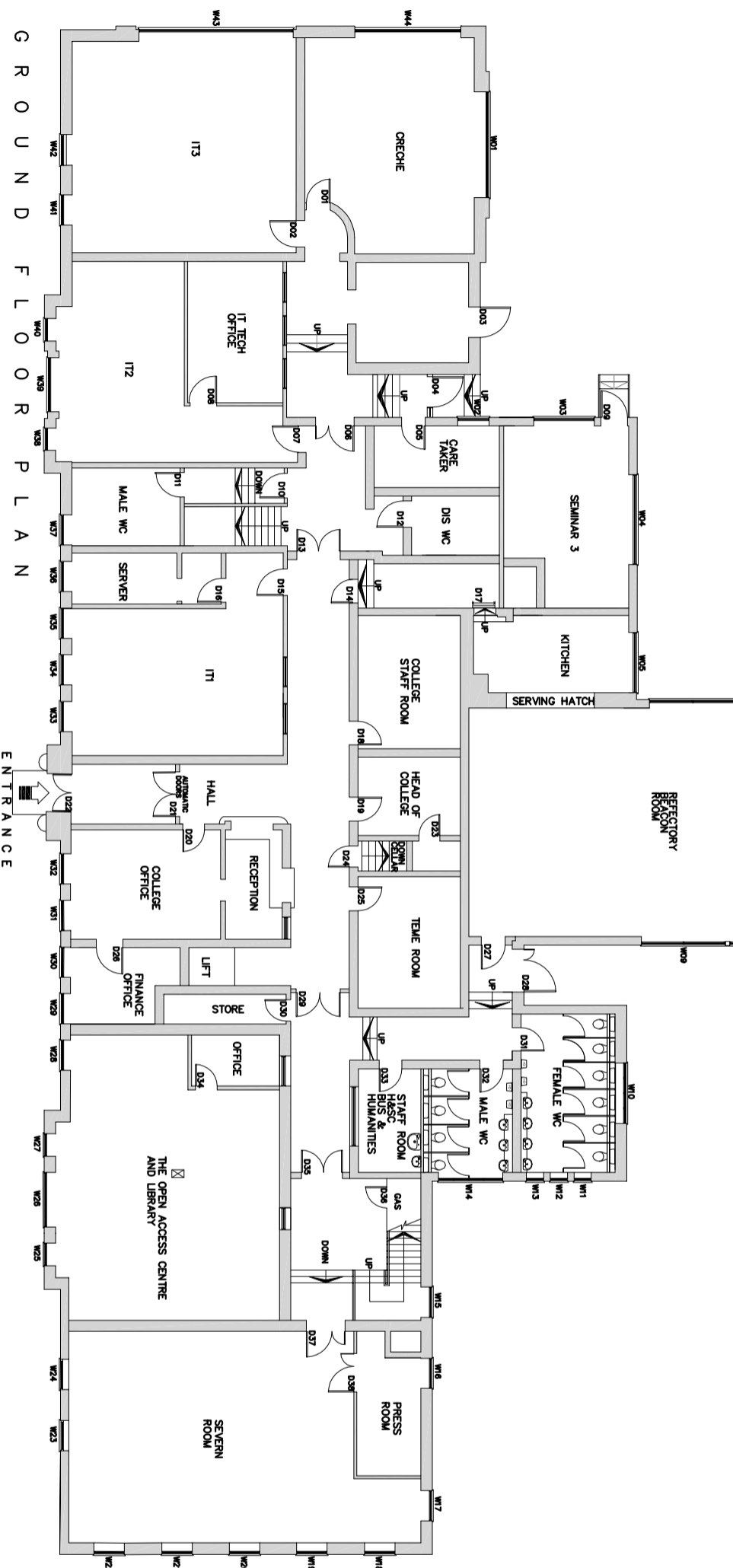
17.11

Key to Extinguishers

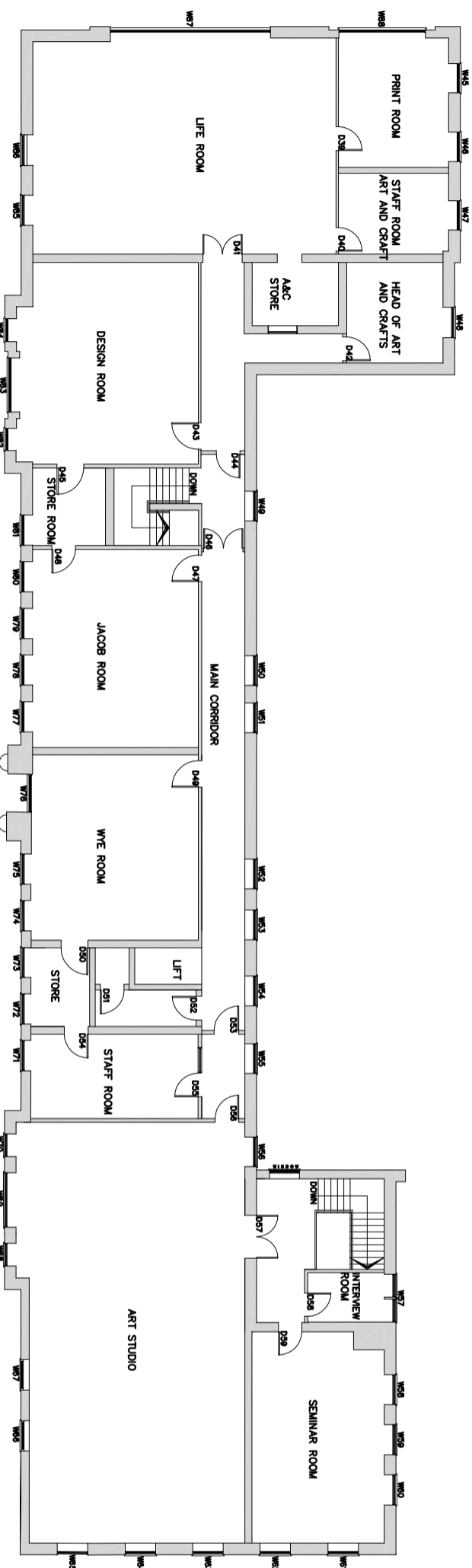
- 9 Litre Water Extinguisher
- 2 Kg CO² Extinguisher
- 2 Litre Foam Extinguisher
- 6 Litre Foam Extinguisher
- 3 Kg Powder Extinguisher
- 9 Kg Powder Extinguisher



B A S E M E N T L E V E L P L A N



G R O U N D F L O O R P L A N



F I R S T F L O O R P L A N

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| Rev | Date | Details Of Issue | Initials |
|-----|------|------------------|----------|
| | | | |

SURVEY

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HAYS & ASSOCIATE SURVEYORS
 Chartered Surveyors

Client: SOUTH WORCESTERSHIRE COLLEGE
 Project: MALVERN CAMPUS

Title: EXISTING GROUND AND FIRST FLOOR PLAN

| | | | |
|--------------|--------------|----------------|----------------|
| Drawn: GW | Checked: JJJ | Date: 02.09.13 | Scale: (as A1) |
| Draw no: 001 | Project no: | Revision no: | Revision No: |