



North End, Pinvin, WR10 2LD

SHELDON
BOSLEY
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

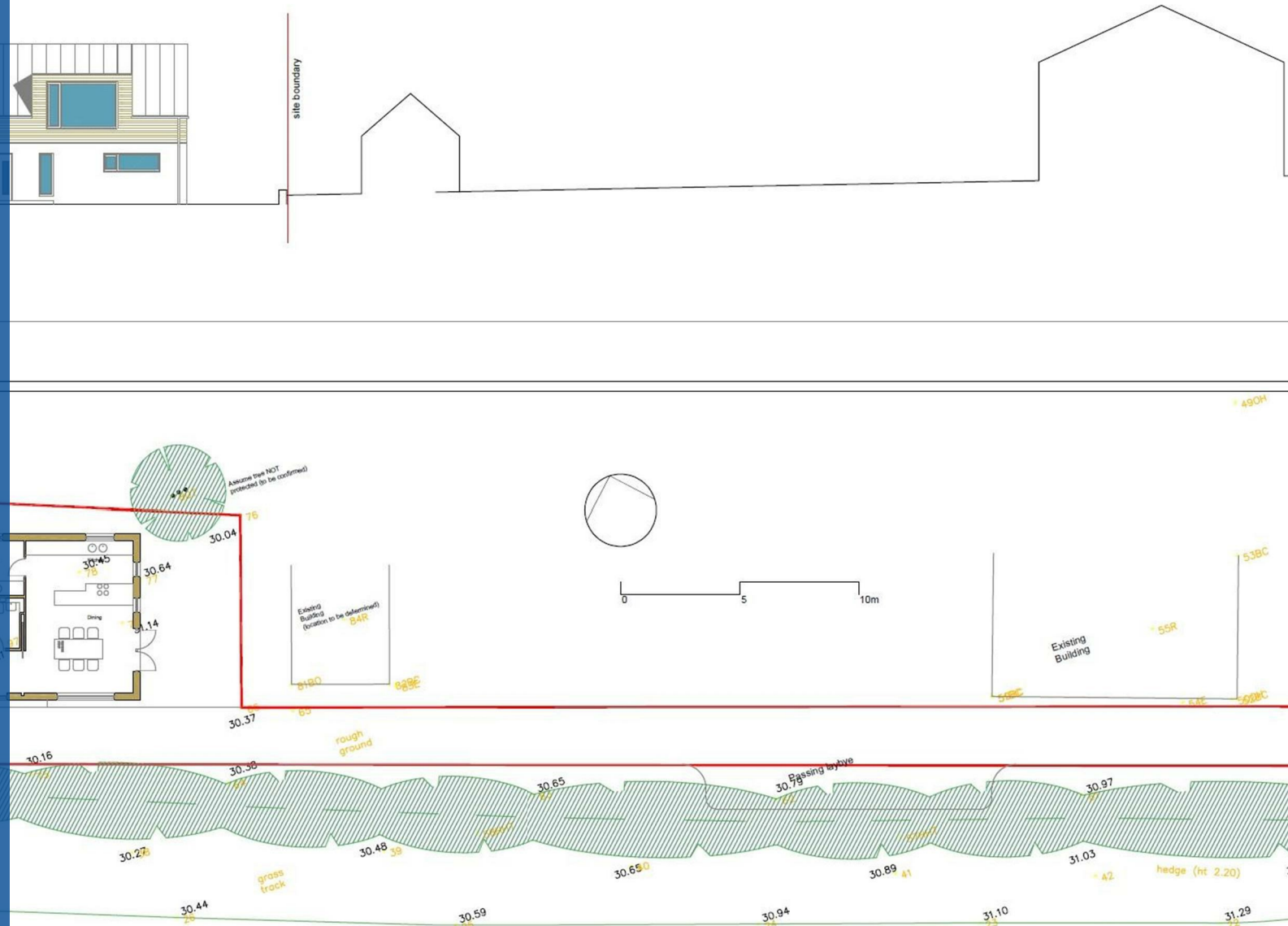
* BUILD YOUR OWN HOME *

A superb plot of land with OUTLINE PLANNING PERMISSION to build a 1.5 storey three bedroom detached dwelling., located in the desirable village of Pinvin.

Pinvin's location close to Pershore, Evesham and Worcester provides a balance between quiet, rural living and access to more extensive amenities and transport connections nearby. It's ideal for those looking to commute or regularly travel to larger towns and cities while enjoying a village lifestyle.

Outline planning permission is granted for a dwelling approx. 140sqm in size, with all matters reserved except access. This allows a buyer to put in their own design and create of home of their dreams. (Application for the approval of all reserved matters is required to be made to the Local Planning Authority before the expiration of the three years from the date of this permission).

For more information, please do not hesitate to contact Sheldon Bosley Knight Land and New Homes.





Key Features

- Plot with outline planning permission
- Proposed permission & design for 1.5 storey 3 bedroom detached house
- Circa 140sqm GIA
- Application approved with all matters reserved except for access
- S106 already paid (approx.. £13,000)
- Services and connections in close proximity to the plot
- Pinvin in close proximity to Pershore, Evesham and Worcester.
- Rural location
- Plot size - 228 SQM

**Offers Over
£150,000**

Planning Permission

Application Number: 21/01838/OUT

Council: Wychavon

Location Address: Land at North End Upton Snodsbury Road Pinvin
Proposal: Outline application for 1.5 storey 3 bedroom dwelling with all matters reserved except for access.

Status: Approved

Application Type: Outline Application

Decision Date: 25/06/2024

The S106 due on the plot on completion has been paid (circa £13k).

Location

Pinvin is a small village in Worcestershire, England, located near the town of Pershore. It's known for its quiet, rural atmosphere and strong community feel.

Pinvin is about 1 mile north of Pershore, making it very accessible to amenities in town, including shops, schools, and healthcare. It is also around 9 miles from Worcester, offering access to larger shops, dining, cultural attractions, and employment opportunities, and approximately 8 miles from Evesham, another town that provides additional amenities and services.

Pinvin is close to the A44, which runs through the region and connects it to nearby towns and the M5 motorway. This makes it convenient for drivers to reach Worcester, Evesham, and further afield. The closest railway station is in Pershore, just a short drive or cycle away. From Pershore Station, you can access services to Worcester, Oxford, and London Paddington, making it practical for both local and longer-distance travel.

Services

The sellers suggest water is connected and all ducting is under the access road ready for the connection for electricity and gas.

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole.

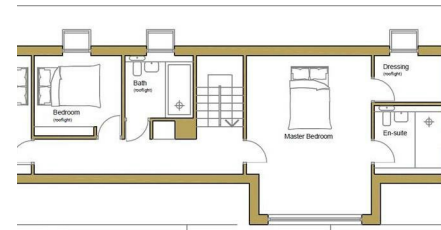
Wayleaves, Easements and Right of Way

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

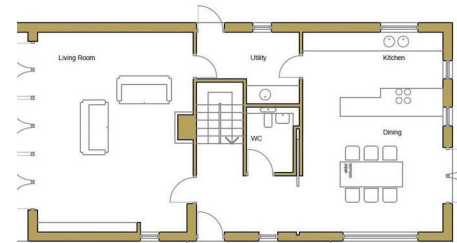
The vendors confirm the plot has a right of way over the access, however it is for the purchaser to satisfy their enquiries of the routes thereof.

Terms & Conditions

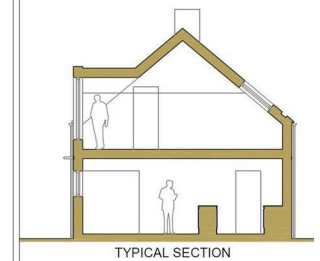
Sheldon Bosley Knight holds no liability over the construction or completion of the proposed development/ plot and all of the above information has been approved by the land owners/sellers. We recommend buyers to carry out their own due diligences prior to exchange and completion.



FLOOR



ND FLOOR



TYPICAL SECTION





Location





Floorplan



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Tenure - Freehold

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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