Freehold Commercial & Residential Investment | Approved Luxury Holiday Home Development

PRIVATE TREATY SALE

A rare opportunity to acquire a dual-income country estate with consented development land beneath the Malvern Hills AONB. The holding comprises a trading restaurant/semi-commercial building with residential accommodation, a detached barn cottage, and an established 22-pitch serviced site, all set within c. 2.0 acres of protected countryside. Full planning permission is in place for six luxury holiday homes, offering immediate development potential and long-term value.

"A proven income-producing estate with approved luxury-home development — a landmark position within the Malvern Hills AONB."

Property & Income Summary

Set beneath the rolling peaks of the Malvern Hills AONB, Marlbank Estate represents a rare dual-income freehold — a characterful semi-commercial property with proven income and a fully approved adjoining development parcel. The estate blends immediate return with long-term expansion potential, positioned in one of Worcestershire's most desirable rural destinations.

Main property combines a thriving restaurant / hybrid retail unit with four en-suite residential rooms and a detached three-bedroom barn cottage, together generating a stable rental income of approximately £78,000 per annum through a mix of commercial and residential leases. RICS 2025 valuation (September 2025) assesses the freehold investment at £965,000, confirming strong-covenant strength and asset condition.

THE LIME GROUP REAL ESTATE

The approved land is valued between £495,000 and £550,000, bringing the combined site freehold to approximately £1.45 million GDV prior to development uplift. Each luxury 2 BED, holds an estimated value of £265,000, PHASE ONE GDV of **approximately £1.6 million.**

SIX UNIQUE HOMES

Approved Scheme

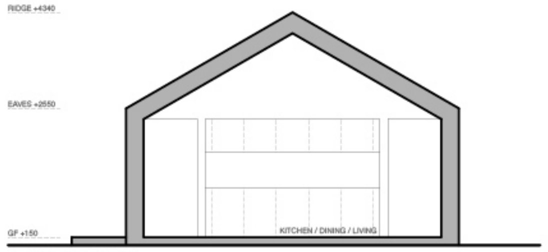
The scheme's flexibility allows either retained operation as a boutique resort or phased individual sales to private buyers, ensuring multiple exit strategies and a strong forward yield.

Future Capacity

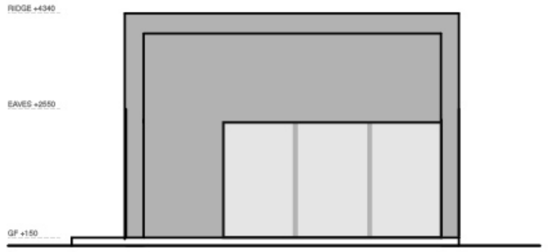
Approved Scheme. The consent enables six high-spec holiday homes in a landmark AONB setting, with in-place infrastructure supporting a rapid build schedule and strong forward sale/holiday-let economics. Phase One GDV ≈ £1.59m at £265k per unit; indexed build ≈ £100k per unit. Exit options include operate-and-hold or phased sales. Under SWDP Rural Diversification and local tourism policy guidance, expansion to 9–12 units may be supported post-delivery of the approved phase (subject to consents). Regional trading data indicates >75% occupancy in comparable Malvern Hills parks with ADR c. £180–£250, positioning the scheme at the premium end.

SCALE 1:100

Revision	Date	Description
A	25/03/2024	Revised Site arrangement

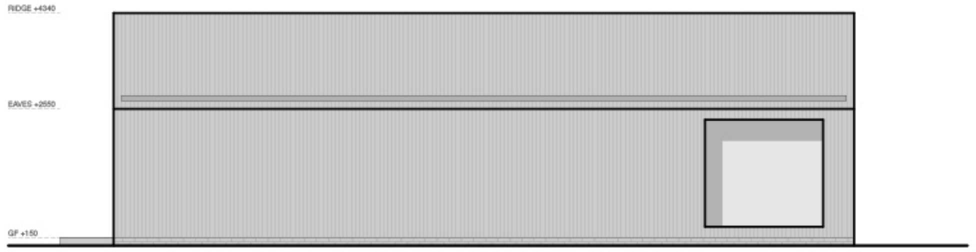


CROSS-SECTION-

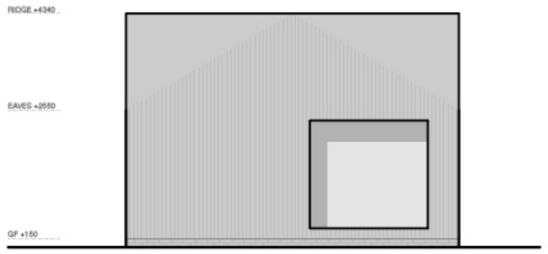


FRONT ELEVATION
2BED (TYPE 1) - FOOTPRINT 85m²

STANDARD 3 BIFOLD ALUM DOOR

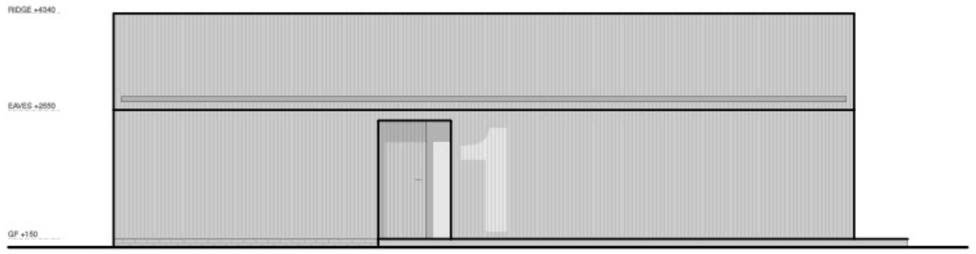


SIDE ELEVATION
2BED (TYPE 1) - FOOTPRINT 85m²



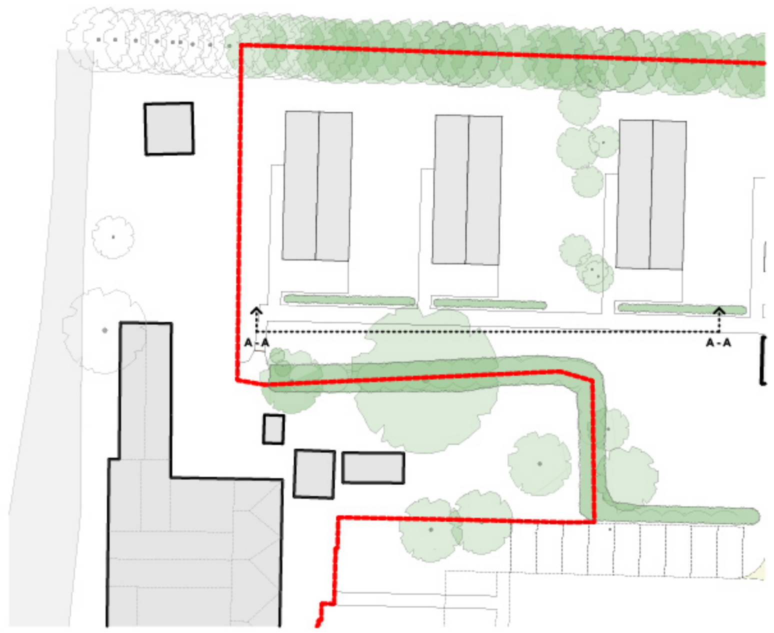
REAR ELEVATION
2BED (TYPE 1) - FOOTPRINT 85m²

WINDOW CAN NOT BE LARGER THAN THIS

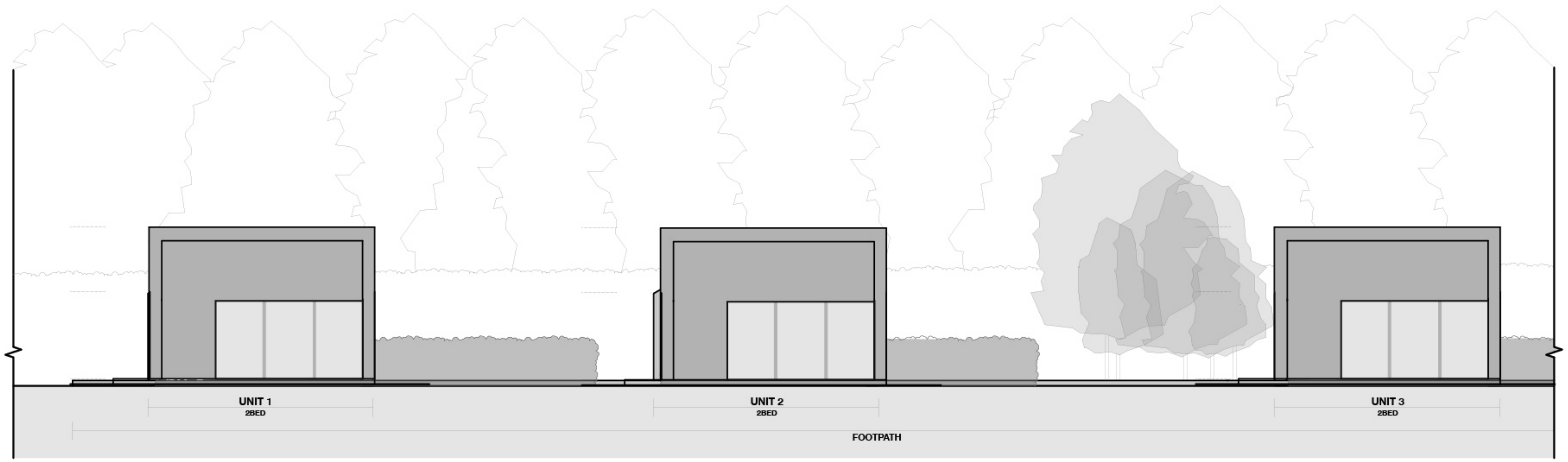


SIDE ELEVATION
2BED (TYPE 1) - FOOTPRINT 85m²

UNITS 1-7



SECTION A-A PLAN (1:500)

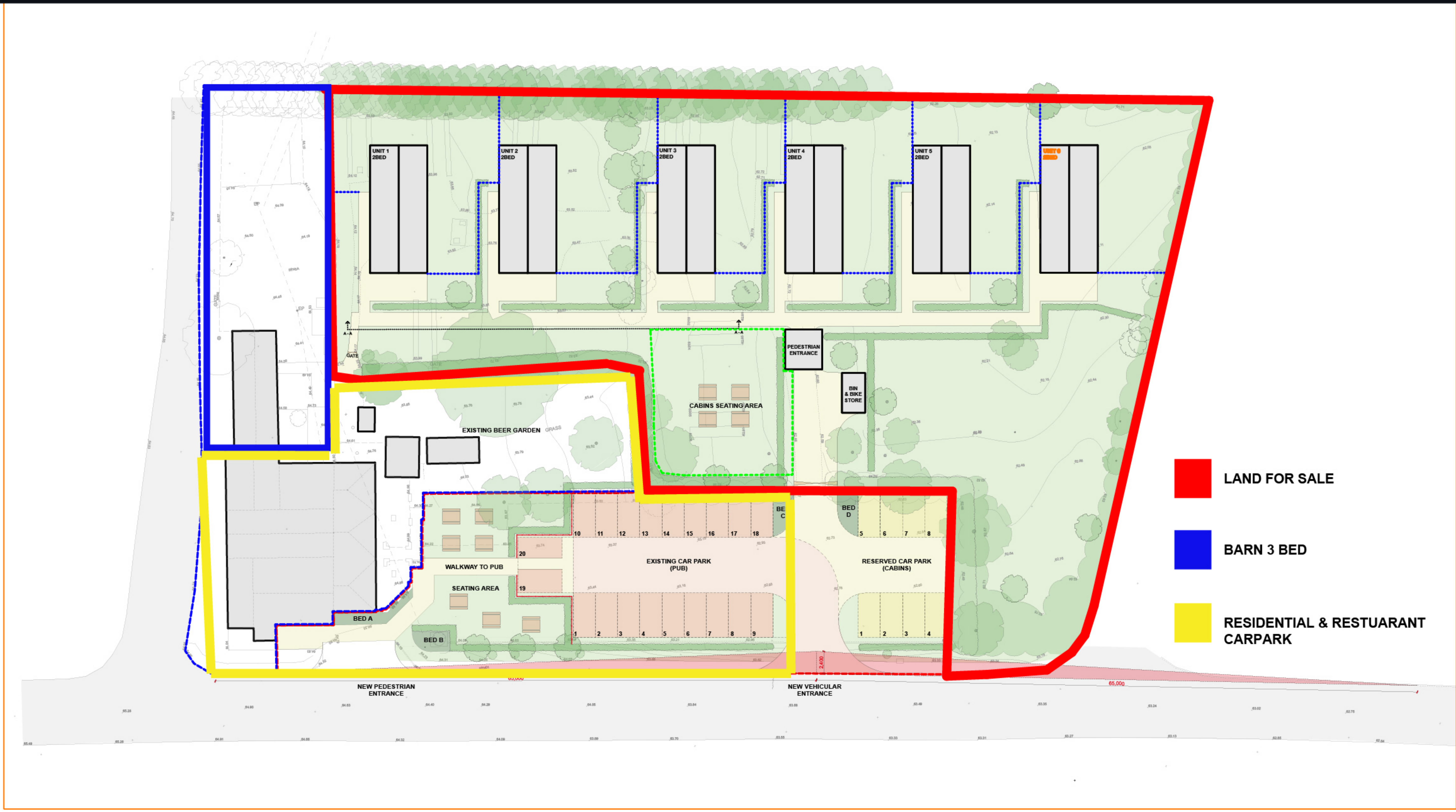


SECTION A - A

GLAZZARD ARCHITECTS
Graingers Porcelain Works
Unit 9, St. Martin's Quarter
Silver Street, Worcester, WR1 2DA
01905 757511 glazzards.com

CLIENT	Mr Amit & Mrs Sunny Panwar
PROJECT	The Marlbank Units
DRAWING	Proposed Elevations
SCALE	1:100, 1:500 at A2
DATE	January 2023
FILE	2067 Marlbank Units C.pln
DRAWING NO	2057 3302
REVISION	A

Situated on Marlbank Road, Welland (WR13 6NA), the estate lies 5 miles from the M50, 13 miles from Worcester, and 17 miles from Gloucester, with direct rail via Great Malvern Station (≈ 1 hour to Birmingham New Street). Extensive on-site parking serves both the existing operation and the approved lodge development.



CLIENT	Mr Amit & Mrs Sunny Panwar
PROJECT	The Marlbank Units
DRAWING	Site Plan
SCALE	1:200 at A1
DATE	January 2022
FILE	2057 Marlbank Units D.pln
DRAWING NO	2057 3000
REVISION	B

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DO NOT SCALE FROM DRAWING

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Bridging Opportunities & Enhancing the Footprint Main Building / Barn Title

The opportunity offers entry to a stabilised freehold estate with a projected post-completion valuation exceeding £2 million.Whether retained as a trading business, developed for resale, or held for refinance, site delivers scale, liquidity and brand potential in equal measure.

Extended conversations lean towards positive dialogue supported further by National and Local Policy, revitalising and improving the local economy. Marlbank Inn combines present income with visible, consented growth. The operating restaurant and residences underpin dependable cash flow, while the lodge development provides a high-margin extension supported by strong comparables across the region.

Valuation Summary

Component	Description	Valuation Basis
Main Building	Restaurant / semi-commercial premises with four en-suite rooms and on-site parking	£680,000 Potential to add two further en-suire rooms
Barn Building M- Cottage	3-bed detached residence (≈1,000 sq ft, private large garden plot, designer kitchen)	£285,000 Room to Extend (12-16 Room Motel) Supported by Local & National Policy
Approved Development Land / non tie element	6-lodge consented parcel Two Bed - 6 × (≈85 m² each)	£550,000 (nominal) **Phase One GDV (6 units) ≈ £1.59m** Estimated OMV (per lodge)£265,000 Indexed Build & Groundworks (per unit) £100,000 Projected Gross Margin (per unit) £165,000 Total Uplift Potential (Phase One) ≈ £990,000

Combined Freehold Value ≈ £1.45 million (pre-uplift)

RICS Market Value (fully let): £965,000

Market Rent: £81,400 p.a.

(Sept 16, 2025).

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