

Hatfield House

IMPERIAL ROAD, MALVERN, WR14 3AP

savills

FOR SALE Prime development opportunity located in central Great Malvern



Site boundary indicative purposes only

EXECUTIVE SUMMARY

- Detached property formerly used as school boarding accommodation.
- Prime location within Great Malvern, close to the town centre.
- Total site area extends to approximately 1.1 acres (0.45 hectares), with c. 17,678 square foot of existing floorspace.
- Freehold for sale as a whole, subject to contract.
- Offers invited by way of Informal Tender by 12 noon on 4th July 2024.

LOCATION

The property is centrally located in Great Malvern, a historic spa town. Within close distance to the subject site are a comprehensive range of amenities including Waitrose, a number of independent retailers, locally renowned theatre, library, MSJ Sports and Fitness Centre, and Manor Park tennis club. There are a range of further amenities available in the wider town to cater for most needs.

Malvern offers schooling from both private and state sectors including; Malvern St James (ISI Excellent), Malvern College (ISI Excellent) and The Chase (OFSTED Good). There is also a range of primary schools in the area.

Great Malvern railway station is located approximately 320m to the south of the site, and provides regular direct commuter rail services to London Paddington, Birmingham New Street, Hereford, Worcester, as well as other destinations.

The site is situated within the Great Malvern Conservation Area, designated in recognition of the special architectural and historic interest of the area.



DESCRIPTION

Prime development opportunity extending to approximately 1.1 acres (0.45 hectares) as marked by our yellow line boundary with c. 17,678 square foot of existing floorspace offering scope for a number of re-development options (subject to planning).

The building known as Hatfield House currently occupies the site, a former boarding house that was purpose-built built as such in the 1960s. The property is of concrete frame with brick and curtain wall infill panels construction, arranged over basement, ground, first, and second floor at its highest point.

The property in brief comprises; 19 student bedrooms providing accommodation for approximately 52 boarders, 2 self contained staff accommodation flats, catering kitchen, dining room, sitting room, games room, laundry and drying room, a number of bathrooms, and offices. The plant room for the property is located in the basement. Copies of the floorplans are available on request.

Vehicular access is provided to the property via a single entrance on Imperial Road, that leads onto a tarmac driveway with parking for a number of vehicles in unmarked spaces. The sites boundaries are all secure bar the southern boundary, which at present is open to land owned by our client. It would be for the incoming purchaser to construct and secure this new southern boundary.

PLANNING

The property is situated within the administrative boundary of Malvern Hills District Council and is within the Great Malvern Conservation Area.

The property is purpose built as boarding accommodation. We understand from online enquiries the use class of the property falls under C2 institution. The site could have potential for a range of alternative uses, subject to obtaining necessary planning consents.

Please note these are initial observations, and any purchaser should satisfy themselves with the above. For further information please contact Malvern Hills District Council with specific planning enquiries.

TITLE

Malvern St James Limited on the freehold of the site, held under part of title number WR108492. Vacant possession will be provided on completion.

COUNCIL TAX

Two flats within the property are Council Tax Band A.

ENERGY PERFORMANCE

EPC Rating **TBC**. A survey is being undertaken on the 14th of May. We will share a copy of the EPC with all interested parties when available.

SERVICES

We have been informed that mains services are connected to the properties however we advise that prospective purchasers should investigate these matters to their own satisfaction.



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Imperial Road, Malvern, WR14 3AP

OFFERS

Offers are invited by 12 noon on 4th July 2024 for the freehold interest in the site.

The vendor seeks either unconditional or subject to planning offers, subject to contract. Consideration will be given to every proposal on an individual merit.

Offers are to be submitted for the attention of Tom Walker MRICS, via email tom.walker@savills.com or at Savills 55 Colmore Row, Birmingham, B3 2AA.

Please provide the following information with your offer:

- Solicitor Details
- Proof of Funds
- Timescales for Completion
- Conditions (if any)

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

VAT

VAT is not payable on the purchase price.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

CONTACT

For further information please contact:

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