



Barns at Moor Farm, Eardiston, Tenbury Wells,
Worcestershire WR15 8JJ

G HERBERT
BANKS

EST. 1898

Barns at Moor Farm, Mill Lane, Eardiston, Tenbury Wells, Worcestershire WR15 8JJ

Residential development opportunity with permission for three dwellings in a desirable location

Guide Price: £300,000

Situation

This property comprises two buildings: one with three class Q planning approved dwellings, the second a further farm building with potential for development.

Site and location plans are incorporated within these sales particulars.

Directions

If coming from Great Witley travel along the A443 into Eardiston turning left if onto Mill Lane past the large layby.

If coming from Tenbury travel along the A443 into Eardiston turning right onto Mill Lane approximately 250m past Yarronton Bros Garage and after a long sweeping left hand bend

Once along Mill Lane the entrance to the farmyard will be the first left. Drive down the right-hand side of the first farm building until you reach the property.

What3words: ///infinite.punks.gazes

OS: 6967 3813

Access

A right of way will be granted to the land marked in red via the line indicated in green on the enclosed plan.

Description

The buildings marked in red on the plan below (page 4) comprise a good standard of building in moderate repair. The red edged site measures 0.45 of an acre.

Northern building (without planning): External gross area approximately - 294 sq m (3,164 sq ft).

Southern Building (with planning): Internal area of approximately - 319 sq m (3432.44 sq ft). The plans provide three dwellings all of which are to have three bedrooms.

Unit 1: Floor area of 87 sq m

Unit 2: Floor area of 121 sq m

Unit 3: Floor area of 111 sq m

The buildings to the north within the red area have 16 PV Solar panels and associated connections.

The agricultural buildings marked in blue on the plan are not included within the sale but could be considered if interest is shown. The total external area for the buildings marked in blue is approximately - 1,141 sq m or (12,281 sq ft), with the site are measuring approximately 1.95 ac .

Planning and Development

Planning permission has been approved for the southern building marked in red. Please find below the relevant planning information. Further details can be found on the Malvern Hills District Planning website. Planning Ref : M/24/00210/GPDQ

<https://plan.malvern hills.gov.uk/Planning/Display/M/24/00210/GPDQ>

Uplift/Overage Clause

For the smaller building to the north of the red area a 25% uplift clause for 25 years will be in effect. This uplift clause will also cover any of the buildings indicated in the blue area on the enclosed plan should they be considered.

Agent's Note

The agents would stress that these particulars have been written as a guide for a to the perspective purchaser and that measurements are approximate.

Rights of Way, Wayleaves, Easements and Boundaries

The land is sold subject to and with the benefits of all rights of way whether public or private, rights of light support drainage water electricity supplies and other rights and obligations easements, quasi-easements and restricted covenants. The purchases will have been deemed to satisfied themselves to the route thereof.

Services

New connections will be required to the property as the current connections will be retained by the neighbouring property. This will include mains water, electricity and drainage.

Local Authority

Malvern Hills District Council Tel: 01684 862 221

Fixtures and Fittings

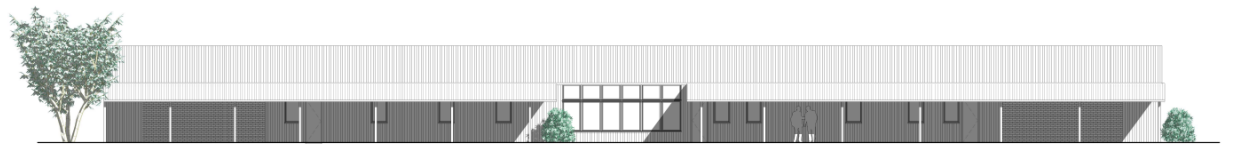
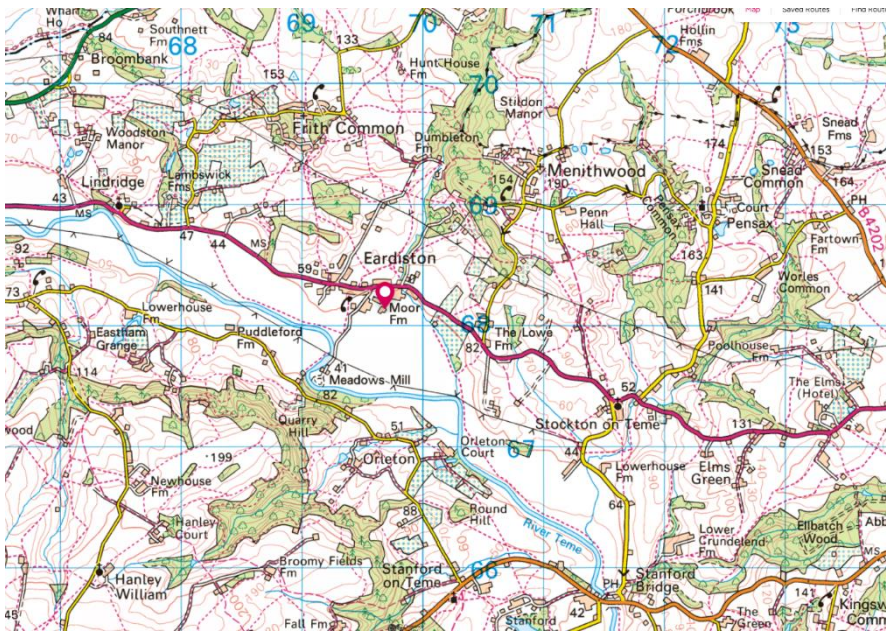
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Tenure and Possession

The property is freehold with vacant possession upon completion.

Viewing

Via the Sole Agent's Great Witley Office.
Tel: 01299 896968.



2 Front Elevation
1:100



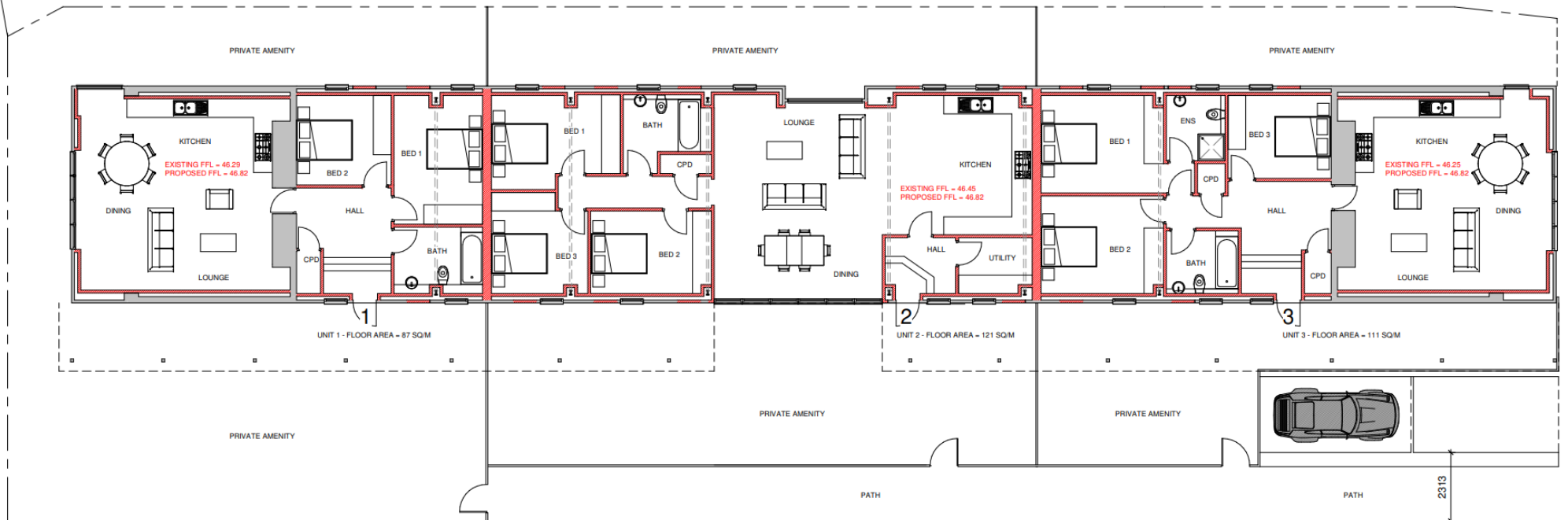
3 Rear Elevation
1:100



4 Side Elevation
1:100



5 Side Elevation 2
1:100



1 Ground Floor
1:100



Moorside

47.2m

Factory

CG

Pond

Mill Lane

0m 15m 30m 45m

© Crown copyright and database rights 2025. OS AC0000813445

Legend:

Area for sale:



Area to be considered
For Sale:



Access:





