



A WONDERFUL AND RARE OPPORTUNITY TO PURCHASE A TOWN CENTRE DEVELOPMENT PROPERTY WITH PLANNING PERMISSION FOR THE CREATION OF FOUR APARTMENTS SITUATED WITHIN THE CENTRE OF THE HISTORIC HILLSIDE TOWN OF GREAT MALVERN.

Church View - Guide Price £220,000

Edith Walk, Malvern, Worcestershire, WR14 4QH

Church View

Location & Description

The development site is located in the heart of the historic hillside Victorian town of Great Malvern and a short walk away there is a comprehensive range of local amenities including independent shops, banks, Waitrose supermarket, restaurants, eateries and take aways. The Splash Leisure Pool and Gymnasium, as well as Manor Park Sports Centre, are close at hand. The site is less than 300 yards from the cultural centre of the town including the renowned Theatre and Cinema Complex, Priory Park and the Priory itself. Further and more extensive amenities are available in the nearby precinct of Barnards Green and Malvern Link, as well as the retail park on Townsend Way offering a number of high street names including Boots, Marks & Spencer and Next to name but a few.

Transport and communications are excellent with the property being a short distance from Great Malvern Railway Station. Junction 7 of the M5 motorway at Worcester is about 8 miles away and junction 1 of the M50 at Upton upon Severn is only 10 miles in distance. Furthermore, Great Malvern has an excellent bus network servicing the neighbouring areas.

Property Description

Church View is an exciting development opportunity situated within the heart of Malvern Town Centre. This project comes with full planning permission for the creation of four new residential apartments designed by renowned architects Glazzards of Worcester. The planning permission allows for the removal of the current old Millers Tyres shed which is to be demolished to make way for this exciting development scheme creating two one bed ground floor apartments with a further 2 bedroomed duplex apartments above. The total area extend to 233 metres squared or 2509 square foot and has been broken down per apartment as below:

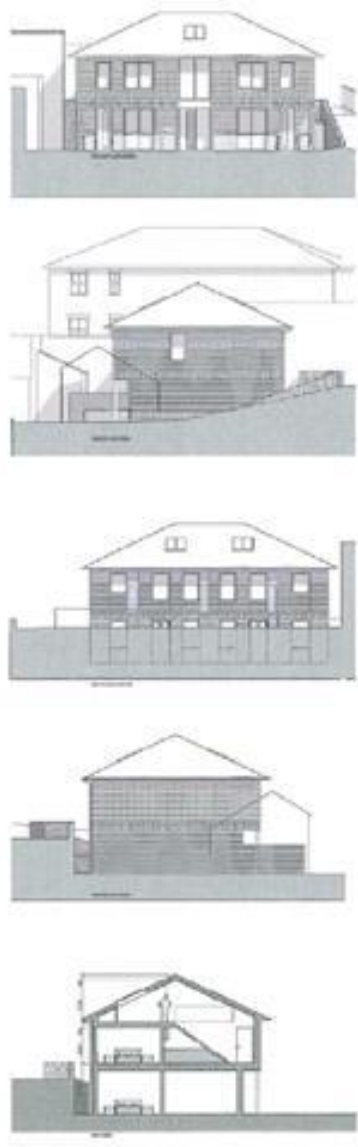
- 1 x one bedroom flat at 45 metres squared (485 square feet)
- 1 x one bedroom flat at 45 metres squared (485 square feet)
- 1 x 2 bedroom duplex apartment at 76 metres squared (818 square feet)
- 1 x 2 bed duplex apartment at 67 square meters (721 square feet).

Once built it is estimated the gross development value will be £875,000 and makes for a wonderful opportunity to build the apartments and then either sell them individually or perhaps use as an investment by renting them out. This planning permission is granted under planning reference M/23/00425 which runs until 13th October 2026. Further details of this can be found on the following link:

<https://plan.malvernhills.gov.uk/planning/display/M/23/00425/FUL>.

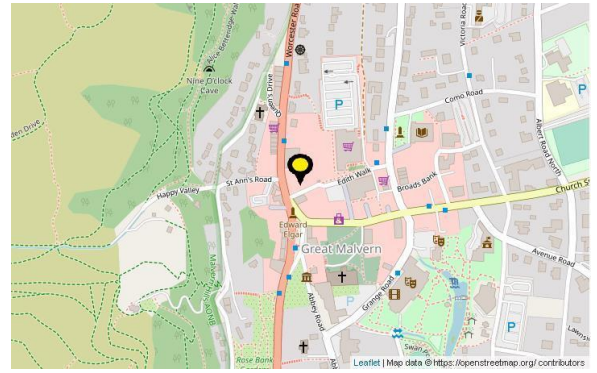
There is already an existing planning permission for part residential and part commercial which could also be used if a slight alternative to the full residential planning was required. Further details of this can be found using the reference number 21/01927/FUL and runs until 20th February 2025.

The site extends to approximately 0.052 acres (0.021 hectares).



Directions

From the Agent's Malvern office turn right and first left into Edith Walk and the site will be found after a short distance on the right hand side.



Services

Mains services are understood to be available. We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

Site inspection at any reasonable time. Access to the building itself can be arranged by prior appointment by contacting John Goodwin Malvern Office on 01684 892809 and then option 1.

Council Tax

TBC for all four apartments.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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