



**AN INTERESTING INDIVIDUAL GRADE II LISTED BUILDING CONVENIENTLY LOCATED IN THE CENTRE OF THE VILLAGE WITH PLANNING CONSENT FOR CONVERSION INTO A 2 BEDROOMED PRIVATE RESIDENTIAL DWELLING**

**MAY BE SUITABLE FOR OTHER USES SUBJECT TO CONSENT**

## Tank House - Guide Price: £225,000

Primeswell Close, Walwyn Road, Colwall, Malvern, Herefordshire WR13 6RN

# Tank House

## Location

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

An interesting redevelopment opportunity in the middle of the village comprising an unusual individual Grade II Listed detached building.

This most attractive property has an interesting history having originally formed part of the old Schweppes Malvern Water bottling works which were built in 1892. The Tank House is a replica of the Pump House at Holy Well on the Malvern Hills which was built in 1843 based on a design from the spa of Baden Baden. In 1987 Coca-Cola Enterprises took over the bottling works which then closed 23 years later in October 2010. The Tank House was Grade II Listed on the 17th February 2011.

It currently comprises a single ground floor room (approx. 27'6 x 9'9) with vaulted ceiling. There is a feature veranda to the front and a cellar. There is also a small area of garden to the side.

## PLANNING CONSENT

Planning permission and Listed Building Consent was granted on appeal for the conversion of the former Tank House into a two bedroomed private residential dwelling.

Original planning application No: 212685

Appeal decision: APP/W1850/W/22/3297604 and APP/W1850/Y/22/3297605

Further details are available on the Herefordshire planning web site.

The building may also be suitable for other commercial uses subject to consent.

## Services

It is understood that all main services are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

## Tenure

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

## Directions

From the agents Colwall office turn left and proceed up Walwyn Road. Turn right just before the village shop (Provisions) into Primeswell Close. Tank House will then be found on the right hand side.

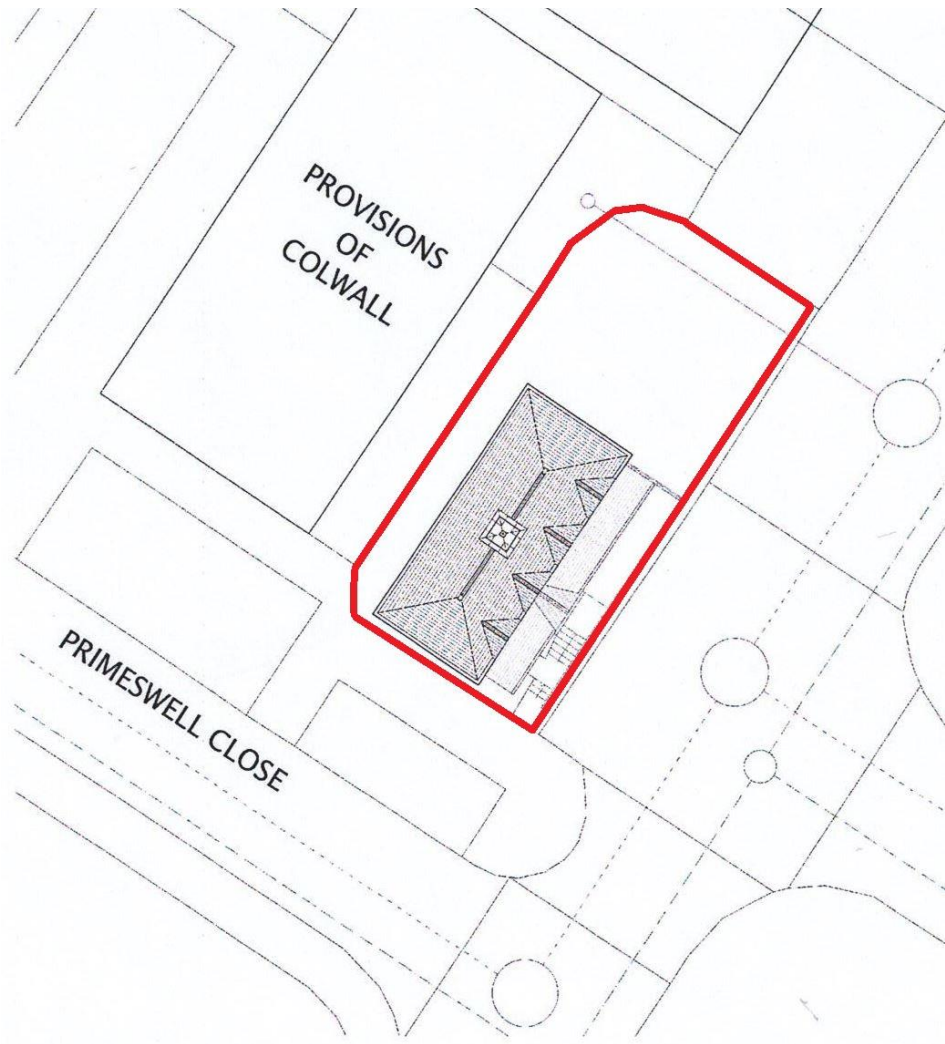
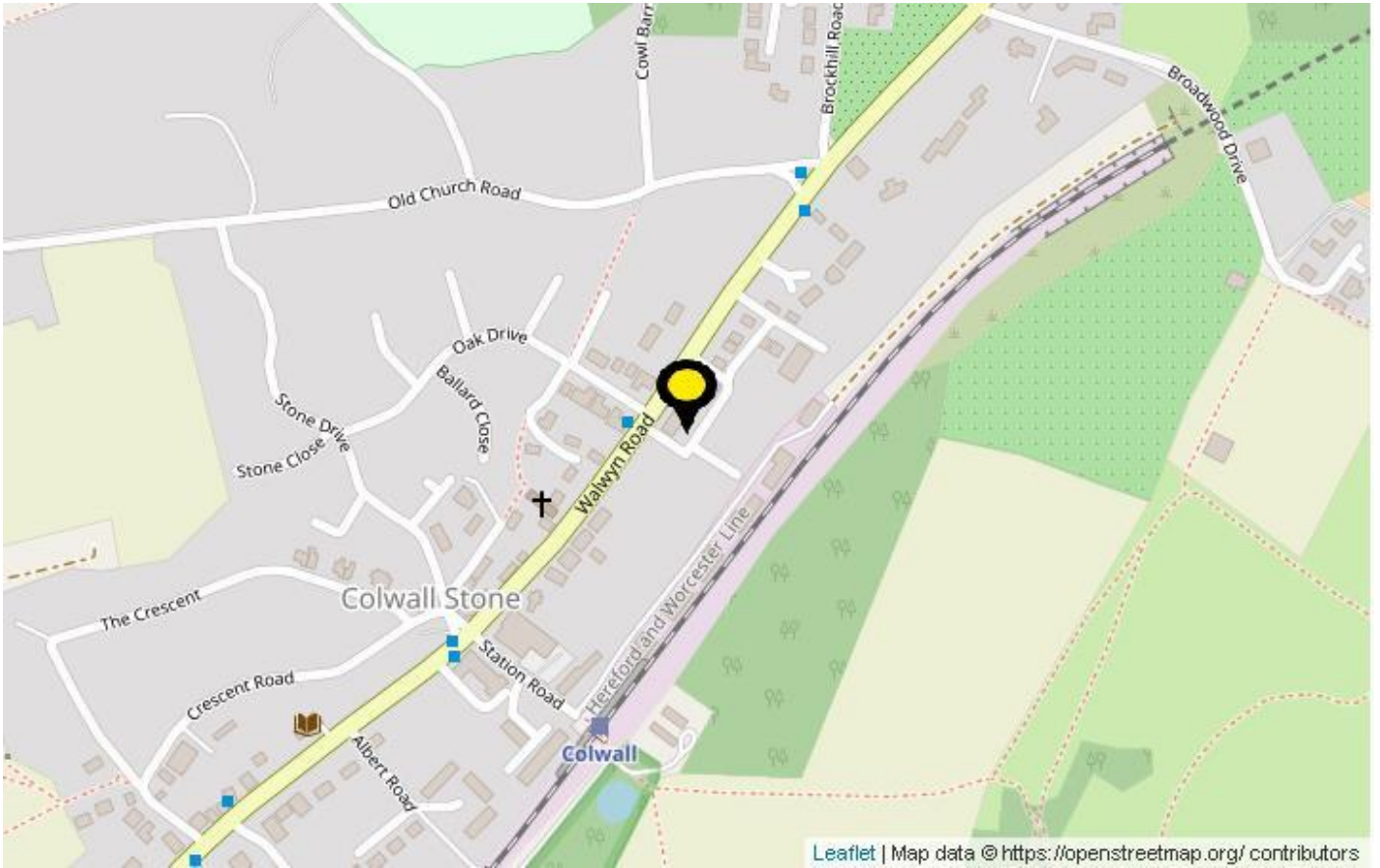
## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## 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.

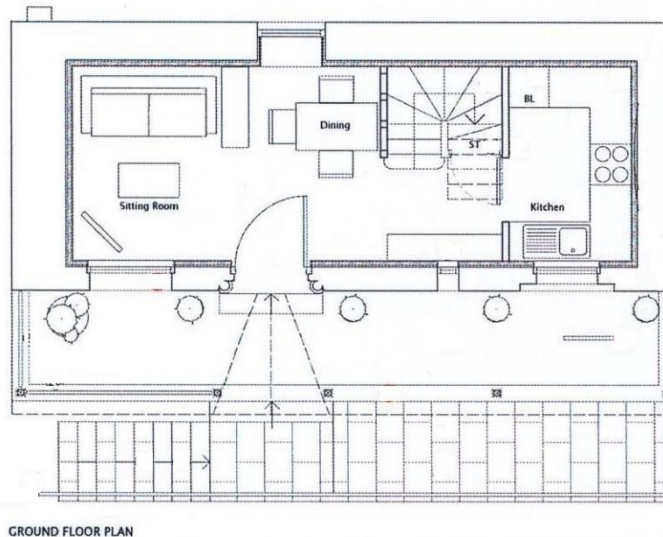
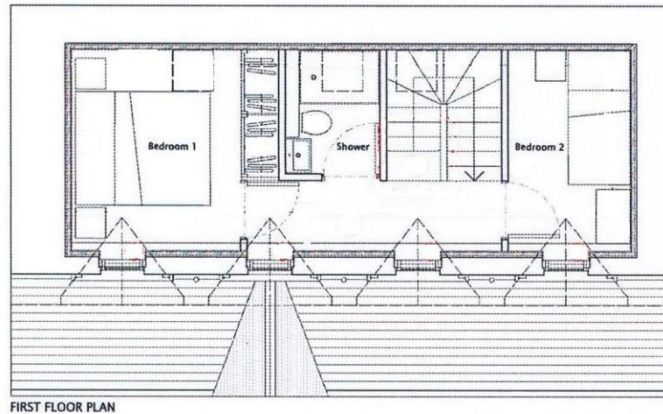
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EXISTING SITE PLAN

NOT TO SCALE - FOR IDENTIFICATION ONLY





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