

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A Residential Building Plot Situated In A Convenient Location Close To The Centre Of Great Malvern Offered With Full Planning Permission To Erect A Three Storey, Four Bedroom Detached House With An Open Plan Living/Dining Kitchen, Two En-suites And A Family Bathroom. Ample Off Road Parking And South Facing Rear Garden**

## Residential Building Plot – Guide Price £150,000

Adjacent To 28 Davenham Close, Malvern, Worcestershire. WR14 2TY



# Residential Building Plot Adjacent To 28 Davenham Close

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## Location & Description

The plot enjoys a convenient location only a few minutes' walk from Great Malvern town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Centre. Transport communications are excellent. There are mainline railway stations both in Great Malvern itself and in nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is only about 8 miles. Educational needs are also well catered for. There are a number of highly regarded primary and secondary schools in the immediate area in both the private and state systems.

For those who enjoy walking, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills are less than five minutes by car.

## Property Description

Set within popular road close to the historic hillside town of Great Malvern, the building plot offers a wonderful development opportunity with full planning permission which was approved in March 2023 for the erection of a detached house set over three floors offering flexible and versatile accommodation.

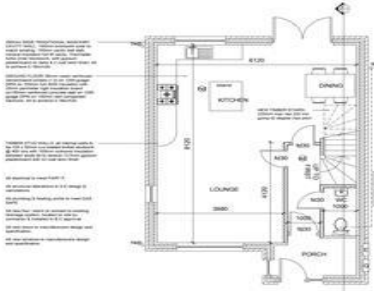
Once built and from the current plans the property will offer an open plan living/dining Kitchen and WC. Over the first and second floors are four bedrooms, two en-suites and a family bathroom. The property is set within its own grounds complete with parking and south facing rear garden.

## Planning Permission Information

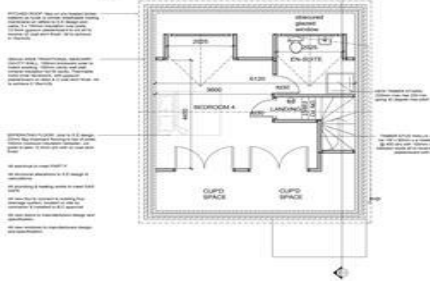
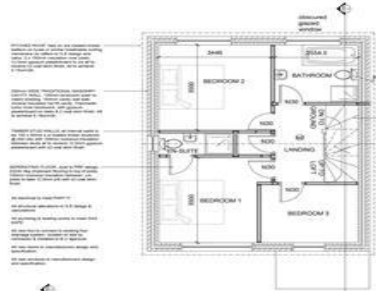
Full planning permission has been granted for this development and further information can be found on the Malvern Hills planning website under the application number M/22/01492/FUL.

The approved completed architectural plans also come with approved completed structural engineers plans for the full dwelling.

**PROPOSED GROUND FLOOR PLAN**  
Scale - 1:50 @ A1 / 1:100 @ A3



**PROPOSED FIRST FLOOR PLAN**  
Scale - 1:50 @ A1 / 1:100 @ A3



**Area Schedule:**

Ground Floor  
 Porch: 3.8m<sup>2</sup>  
 Hallway: 3.4m<sup>2</sup>  
 WC: 1.8m<sup>2</sup>  
 Lounge: 15.5m<sup>2</sup>  
 Kitchen / Dining: 24.4m<sup>2</sup>

First Floor  
 Landing: 5.1m<sup>2</sup>  
 Bathroom: 6.0m<sup>2</sup>  
 en-suite: 1.8m<sup>2</sup>  
 Cupboard: 0.8m<sup>2</sup>  
 Bedroom 1: 12.0m<sup>2</sup>  
 Bedroom 2: 15.7m<sup>2</sup>  
 Bedroom 3: 8.5m<sup>2</sup>

Loft Floor  
 Landing: 0.7m<sup>2</sup>  
 en-suite: 5.5m<sup>2</sup>  
 Bedroom 4: 20.4m<sup>2</sup>  
 Cupboard: 10.3m<sup>2</sup>

**NOTES:**  
 All structural to meet PART 7.  
 All glazing & heating to meet GAS SAFE.  
 All structural annotations to S.E. design & calculation.

**KEY:**  
 PROPOSED EXTERNAL WALLS  
 EXISTING EXTERNAL WALLS  
 EXISTING STUD WALLS

**MATERIALS KEY:**  
 New windows: UPVC  
 Facias & soffits: UPVC  
 Non-ventilating: UPVC  
 Roof: Sand-lime brick, plain tile  
 Walls: Treated and match finish

**Project Title:** PROPOSED 4 BED DWELLING, 25 COUNTRHAM CLOSE, MALVERN, WILTSHIRE

**Client:** MR PLEASER

**Showing Title:** Proposed Plans

**File Number:** DC1  
**Drawn By:** MCL  
**Checked By:** MCL  
**Scale/Date:** 1:50 Date: 12/06/22  
**Proj No:** 02 **Rev:** 0

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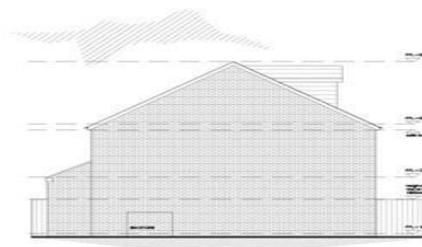
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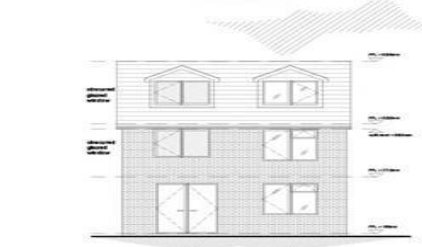
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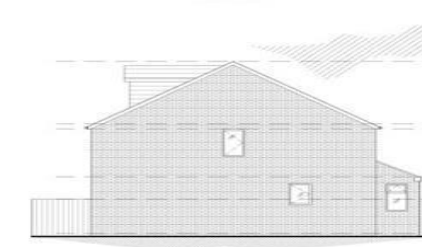
**NORTH FACING**



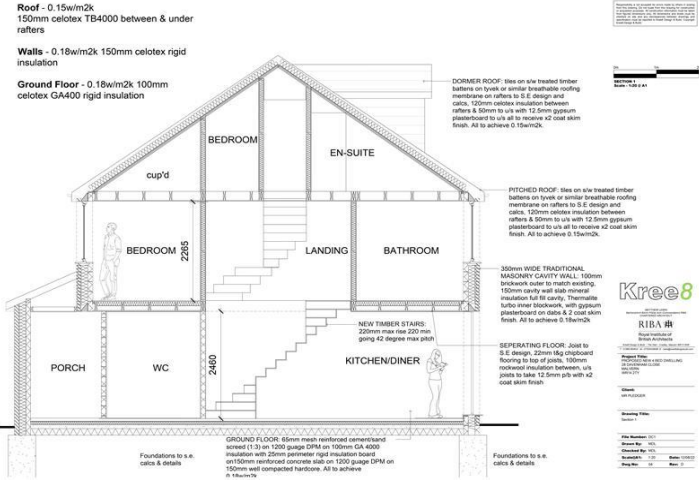
**WEST FACING**



**SOUTH FACING**



**EAST FACING**



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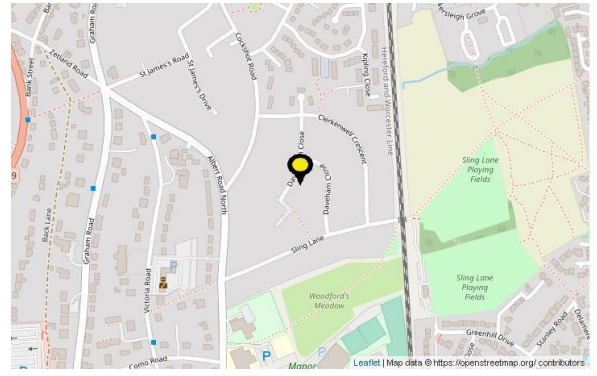
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## Directions

From Great Malvern town centre proceed down Church Street before turning left into Albert Road North. Follow this route for a short distance before taking the first right hand turn into Sling Lane. Continue down hill for a few hundred yards turning left into Davenham Close. The plot is on the left hand side after a short distance.



## Services

We understand there are mains services in the road. 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.

The sellers have had confirmed via quotations that all services are able to be installed to the property via the road. Services include, Electrics, gas and water mains. Fibre installation is fed from the telegraph pole directly outside the property. Foal water manholes are on the land that need to be moved into the passage way of this property as they're downstream from no. 28,30 (right side of the land)

## 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

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "TBC"

## Tenure

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



**Malvern Office**  
**01684 892809**

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

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

