

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RARE OPPORTUNITY TO PURCHASE A SITE WITH PLANNING CONSENT FOR THE CONSTRUCTION OF FOUR NEW HOMES COMPRISING THREE LARGE DETACHED HOUSES AND ONE DETACHED BUNGALOW WITH MUCH OF THE GROUNDWORK ALREADY CARRIED OUT AND SERVICES IN PLACE

A Residential Development Opportunity

Guide Price- £700,000

The Paddocks, Holly Green, Upton upon Severn WR8 0BN



A Residential Development Opportunity

Location & Description

This impressive site enjoys a lovely setting on elevated ground in the village of Holly Green about quarter of a mile from the riverside town of Upton upon Severn which boasts a comprehensive range of amenities including a wide variety of shops, two supermarkets, cafes and restaurants, a library, rugby club, Doctors surgery, dentists and pharmacy.

The town is strategically located approximately eight miles from Malvern, ten miles from Worcester and six miles from Tewkesbury. Transport communication are excellent. Junction 1 of the M50 motorway is about three miles distant providing immediate links to the M5 motorway. There are mainline railway stations in Pershore, Worcester and Malvern with direct links to London and The Midlands.

For families with children Upton upon Severn Primary School and Hanley Castle High School are both close at hand.

Upton is an historic town serving a wide rural catchment area with a thriving tourist industry and immediate access to the stunning countryside of the Severn Valley and the nearby Malvern Hills. The town has its own riverside marina and is well known for its summer festivals.

Property Description

The site itself stands in an elevated cul-de-sac with planning consent for six brand new homes. Two of these have already been completed and are occupied (plots 3 and 5). The construction of these two properties means that most of the groundworks to the development have already been carried out with services and the access road now in place. The selling agents are offering the remaining four plots with permission for a two bedroomed detached bungalow with a floor area of approximately 950 sq.ft (88 sq meters), a detached three bedroomed house with two bathrooms, a double garage and a floor area of approximately 1894 sq.ft (176 sq. meters), a three bedroomed detached house with three bathrooms, a double garage and an impressive floor area of approximately 2691 sq.ft (250 sq. meters) as well a striking five bedroomed detached house with three bathrooms, a double garage and a floor area of approximately 2939 sq. ft (273 sq meters). Each of these homes will have good size gardens.

The bungalow (plot 1) is the subject of a Section 106 payment. However buyers will not be expected to make this payment as the vendors have undertaken to discharge this contribution upon completion of the sale of the site.

Planning Consent

The original planning consent was granted in 2015 (Application No. 15/00617/OUT) for the construction of six new homes. Full approval of reserved matters was granted in 2019 (Application No. 19/00955/RM). Since then there have been further amendments to and approvals of these reserved matters. The full history of the site together with plans and drawings are all available on Malvern Hills

District Councils Planning Portal. Interested parties are advised to refer to these prior to making an offer.

Plot 1

A detached bungalow with elevated ceiling and roof heights. The accommodation will include a hall, open plan kitchen/living room, two bedrooms, a bathroom and private parking. Floor area 88 sq meters (747 sq.ft). Subject to a 106 payment which will be discharged by the vendors on completion of the sale.

Plot 2

A detached two storey house with hall, living room, kitchen/dining room, utility room, cloakroom with WC, three bedrooms, two bathrooms and double garage. Floor area 176 sq.meters (1894 sq.ft).

Plot 4

A very impressive detached, two storey house with hall, open plan lounge/dining room, kitchen/breakfast room, utility room, study, cloakroom with WC, three bedrooms (one with dressing room and en-suite shower room), family bathroom and double garage. Floor area 250 sq. meters (2691 sq.ft).

Plot 6

A striking two storey detached house with an extremely generous floor area comprising hall, large open plan kitchen/dining area with sunroom, living room, snug, study, utility room, cloakroom with WC, five bedrooms, three bathrooms and double garage. Floor area approximately 273 sq.meters (2939 sq.ft).

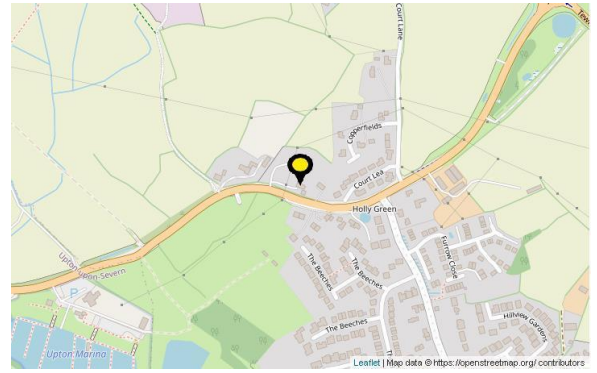
Note

This will be a private development. There is no proposal for the road serving the site to be adopted.



Directions

From Upton upon Severn proceed over the bridge across the River Severn along the A4104. Pass the Marina on your right hand side. The entrance to the site can be seen on the left hand side after approximately five hundred yards.



Services

We have been advised that mains water, electricity and foul sewers have been brought to the site. Surface water drainage has not been connected. This will require the use of attenuation crates for each plot (except plot 1). There is no mains gas available.

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

In order to respect the privacy of the occupants of Plots 3 and 5 viewers are respectfully asked not to go to the site without arranging an appointment via John Goodwins Malvern Office (01684 892809). They are also asked not to park on the site itself but instead to use the layby opposite the main entrance.



Malvern Office
01684 892809

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

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

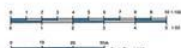
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.

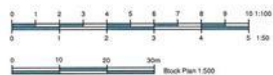




Proposed Dwelling and Garage - Plot 4 (Reserved Matters Application)	Growing No.	Ver
Land Off A4104, Holly Green, Upton-upon-Severn,	4214P4-02	F9 Pur



Proposed house design - Plot 1 (Reserved Matters Application)	Drawing No.	Version
Land off A4104, Holly Green, Nr. Upton-upon-Severn	4214P1-02	FINAL



South Elevation

West Elevation

North Elevation

East Elevation

Ground Floor Plan

First Floor Plan

Garage Elevations

Garage Floor Plan

Garage Loft Space



NOTES:
All dimensions must be checked on site.
Hypal J Trade are not responsible for any work commenced by the Client/Contractor prior to the issue of statutory approval.

Nigel J Teale
Planning and Architectural Design
Austin Business Centre
Office 10
Deodar Road
April 2021

Proposed Drivelling and Garage -Plot 2 (Amended Design)	Drawing No.	Version
Land Off A4104, Holly Green, Upton-upon-Severn,	4214P2-02	REV02 (August 2022)



West Elevation

South Elevation

East Elevation

North Elevation

Ground Floor Plan

First Floor Plan

Garage Elevations

Garage Floor Plan

NOTES:
All dimensions must be checked on site.
Nigel J Tools are not responsible for any
the issue of statutory approvals.

Nigel J Teale
Planning and Architectural Design

Proposed Dwelling and Garage - For
(Reserved Matters Application)
Land Off A4104, Holly Green
Upton-upon-Severn,

May 2018

Scale: 1-100 L&T

Drawing No.	Version
4214P6-01	Rev02
	December 2009

