

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RESIDENTIAL BUILDING PLOT IN A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES WITH FULL PLANNING PERMISSION TO ERECT A TWO BEDROOM DETACHED HOUSE WITH KITCHEN DINING ROOM, SEPARATE LIVING ROOM, TWO BEDROOMS, DOWNSTAIRS WC AND FAMILY BATHROOM. SHARED VEHICULAR ACCESS.

Residential Building Plot - Offers in Excess of £80,000

Adjacent To 135 Moat Crescent, Malvern, Worcestershire, WR14 2PN



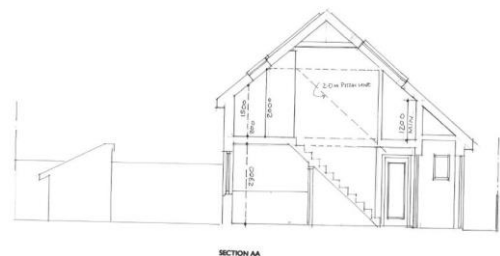
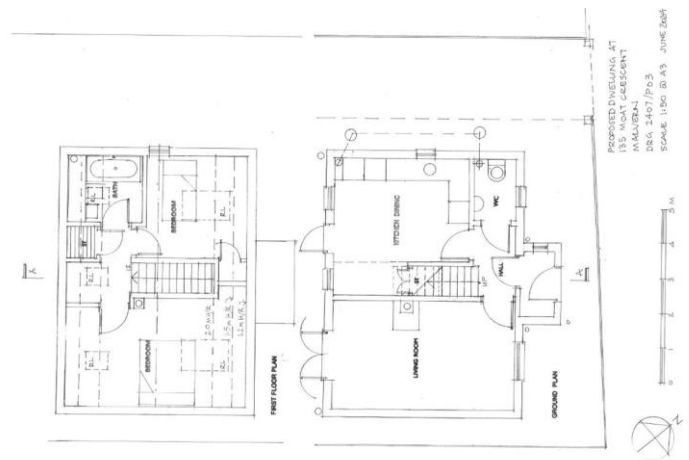
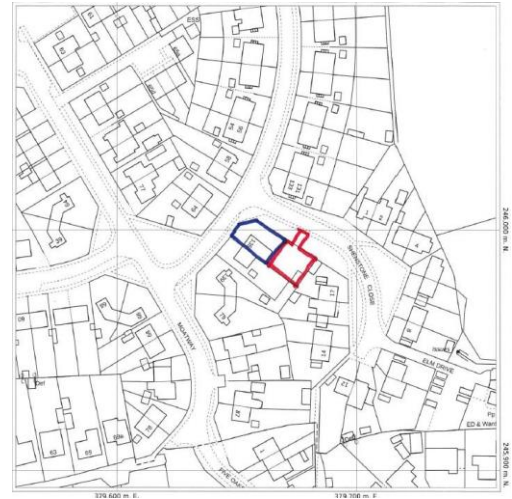
Residential Building Plot Adjacent To 135 Moat Crescent

Location & Description

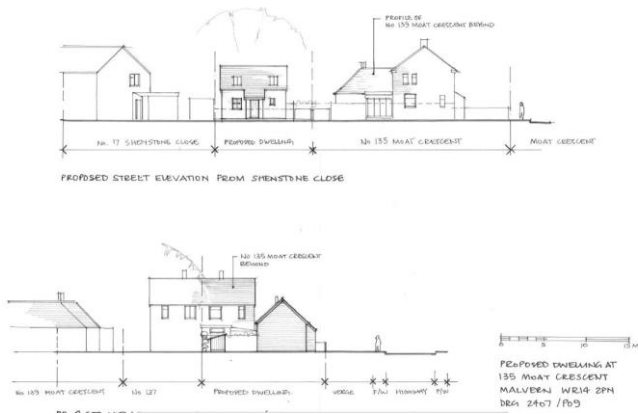
The building plot enjoys a convenient location only a few minutes walk to the local shops and takeaways. Further afield are the amenities of Barnards Green which offers a bustling shopping precinct with a range of independent shops, Co-Op Supermarket, eateries, takeaways and community facilities. Further there are more extensive facilities available in the hillside Victorian town of Great Malvern or at the retail park off Townsend Way that offer a number of high street names including Marks & Spencers, Boots, Morrisons to name a few. In Great Malvern there is Waitrose Supermarket, the renowned theatre and cinema complex, the Splash leisure, pool and gymnasium and Manor Park Sports Centre.

Transport communications are excellent with a bus service running through Pound Bank Road and mainline railways stations in both Great Malvern itself and nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is approximately 7 miles distance bringing most parts of the country within a convenient commuting time.

Educational needs are also well catered for with a number of highly regarded primary and secondary schools within the area in both the private and state systems.



PROPOSED DWELLING AT
135 MOAT CRESCENT
MALVERN WR4 2PH
Dwg 2407/P07
SCALE 1:50 B.A.3 JULY 2004



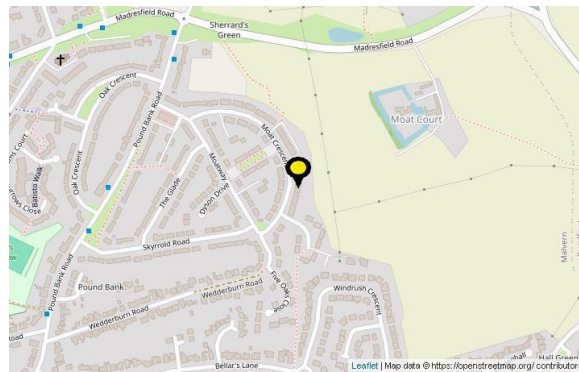
Property Description

A residential building plot offering development opportunity with full planning permission for the erection of a two bedroom house offering flexible and versatile accommodation approved in October 2025. Once built and from the current plans the property will offer Kitchen/Diner and Separate Living Room, two Bedrooms and a family Bathroom and downstairs WC and there is shared vehicular access.

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/24/01388/FUL.

Directions

From the traffic lights at the Junction of Graham Road and Church Street in the centre of Great Malvern proceed straight on continuing into Barnards Green Road. On reaching the traffic island take the third exit continuing through the shopping precinct. Take the first turning on the left into Pound Bank Road. Follow this road downhill and turn right onto Moat Way. Take the next left hand turn into Moat Crescent and left then left again into Shenstone Close and the entrance to the building plot can be found directly on the right hand side as indicated by the for sale board.



Services

It is understood that mains, water, electricity, gas and drainage are available in the road, however interested parties should make their own enquiries with the relevant authorities to establish the suitability and cost of connection to the site.

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

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

Council Tax

To be determined.

Tenure

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



Malvern Office
01684 892809

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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.

