

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A INTERESTING AND EXCELLENT OPPORTUNITY TO PURCHASE A BUILDING PLOT WITH FULL PLANNING PERMISSION FOR THE ERECTION OF A LOVELY FOUR BEDROOMED DETACHED HOUSE SITUATED IN A WONDERFUL SETTING CLOSE TO THE POPULAR AND MUCH SOUGHT AFTER VILLAGE OF OMBERSLEY.

Building Plot - Offers in Excess of £180,000

Sunningdale, Hawford Wood, Ombersley , Droitwich, Worcester, WR9 0EZ

4 1 2



Building Plot at Sunningdale

Location & Description

Located in a small hamlet of individual homes in an attractive woodland setting off a shared private lane Hawford Wood is beautifully positioned and close to the historic village of Ombersley. The plot offers the benefit of countryside living yet still within easy access of the local amenities of the village including three public houses, a fine dining restaurant, Butchers, cafe, Doctors surgery, village store, primary school along with a Tennis and Golf Club.

The plot is also convenient for the facilities offered by the riverside city of Worcester (seven miles) that has an extensive range of High Street names, independent retailers, restaurants, cafe's and amenities.

Junction 6 of the M5 motorway is within nine miles. There are direct train services from Droitwich, Kidderminster or Worcester.

Property Description

Set within the wonderful and attractive woodland setting of Hawford Wood this wonderful building plot has full planning permission for the erection of a bespoke new home.

The accommodation has been designed around the woodland setting with fine views from the open plan living, dining family room to the first floor with balcony and on the ground floor, four bedrooms with an en-suite shower room and family bathroom.

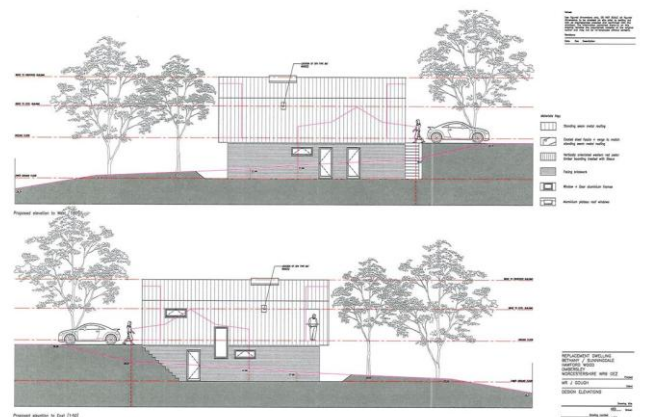
Outside the grounds allow for off road parking and the garden wraps around to two sides.

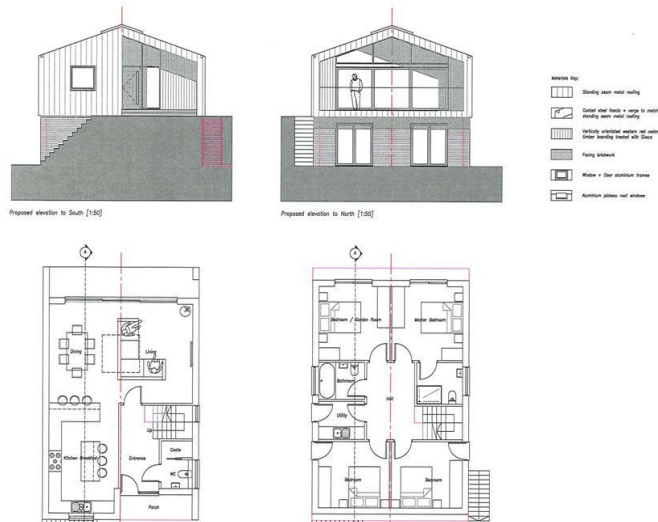
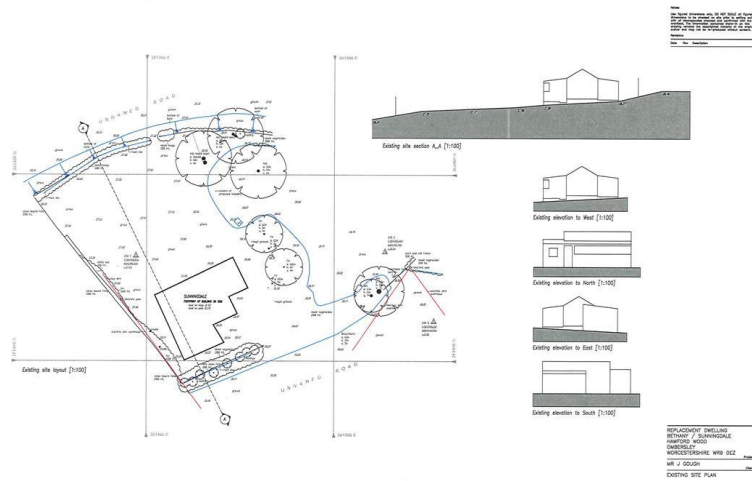
It is our understanding that water available to the site and an electricity pole is positioned close by. It will be the responsibility of any purchaser to establish exact connection details.

The accommodation will be in excess of 1400 sq ft and offers potential for a self-build or for a developer to make the most of the most of this fine opportunity.

Planning Permission

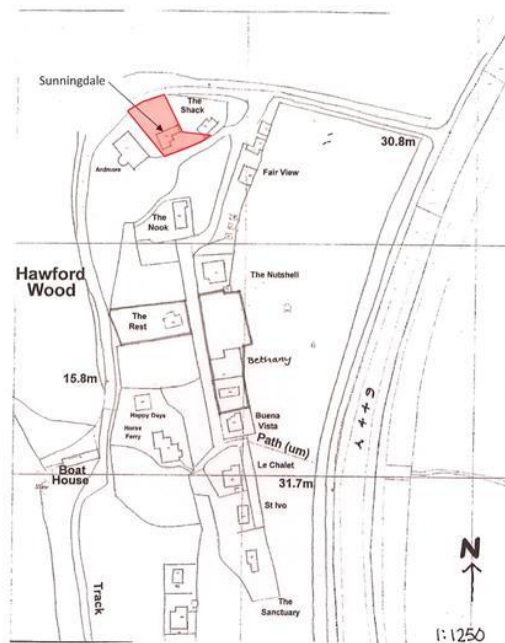
Full planning permissions has been granted for this development and further information can be found on the Wychavon Council Planning Portal under application numbers 19/02275/FUL (original application approval) and 21/01375/FUL (variation of condition two) and W/24/00780/FUL approval of resubmission of application.





Location Plan 1:1250 RevA

Sunningdale, Hawford Wood, Ombersley, Worcestershire WR9 0EZ



Directions

From Junction 6 of the M5 motorway proceed along the A449 for three miles. At the roundabout take the third exit and proceed along the A449 towards Kidderminster. Follow this road for approximately 1.4 miles after which turn left onto an unmade track and take the left fork after which the building plot can be found on the right hand side as indicated by the agents For Sale board.

what/three/words:

www.whatthreewords.com/combining.outlawing.snap



Services

It is our understanding that water available to the site and an electricity pole close by. It will be the responsibility of any purchaser to establish exact connection details.

Tenure

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

We await confirmation as to whether there is any share of the maintenance for the upkeep of the shared access to the site.

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

TBC



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01684 892809

13 Worcester Road, WR14 4QY
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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.

