

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RARE OPPORTUNITY TO PURCHASE A SITE WITH FULL PLANNING CONSENT FOR THE CONSTRUCTION OF SEVEN NEW HOMES COMPRISING OF FIVE DETACHED AND A PAIR OF SEMI DETACHED HOUSES WITH SOME OF THE GROUNDWORKS ALREADY CARRIED OUT

Residential Building Site - Guide Price £875,000

Orchard House, Kinnersley, Worcester, WR8 9JR

Five New Build Houses



Residential Building Site At Orchard House

Location & Description

The property is located in the charming, small village/hamlet of Kinnersley which has the benefit of a public house, The Royal Oak, and is located approximately three miles from Upton upon Severn, eleven miles from Malvern and eight and a half miles from Worcester. Access to Junction 1 of the M50 is approximately six miles distant which links to the M5 motorway. The property falls within the catchment area for the highly regarded Hanley Castle High School (Buyers should make their own enquiries to confirm this), which is approximately four miles distant and there is a bus collection and drop off for the pupils close by at the Royal Oak. There are also mainline railway stations located at both Worcester and Malvern and a new station at Worcester Parkway. There is a daily bus service to & from Worcester and a post box.

The riverside town of Upton upon Severn offers a range of amenities with further and more extensive facilities available in Malvern, Tewkesbury or the City of Worcester.

Property Description

The site itself is situated in a fabulous village location. A pair of semi-detached houses already occupy the site and these will be retained by the current owner. Due to this some of the groundworks have already been done to the development with drainage running onto the site which will need to be enhanced and improved to facilitate the additional dwellings. There is also fibre optic broadband on the site and the electricity is in-situ but needs to be connected along with the water.

It should be noted that the site is subject to a 106 Agreement and contributions towards affordable housing and this has already been paid and discharged by the current owner.

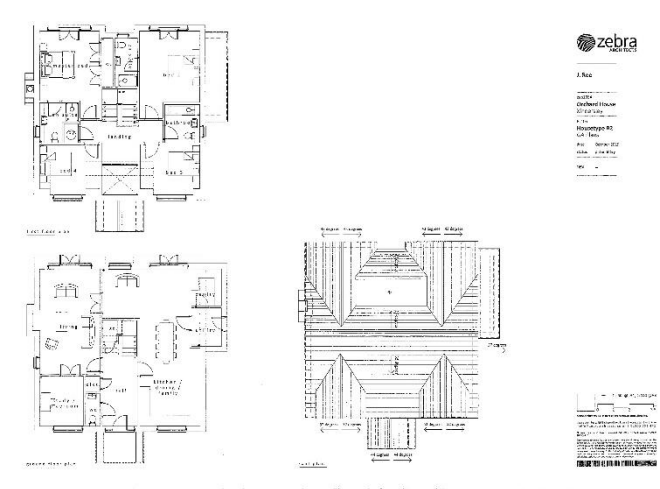
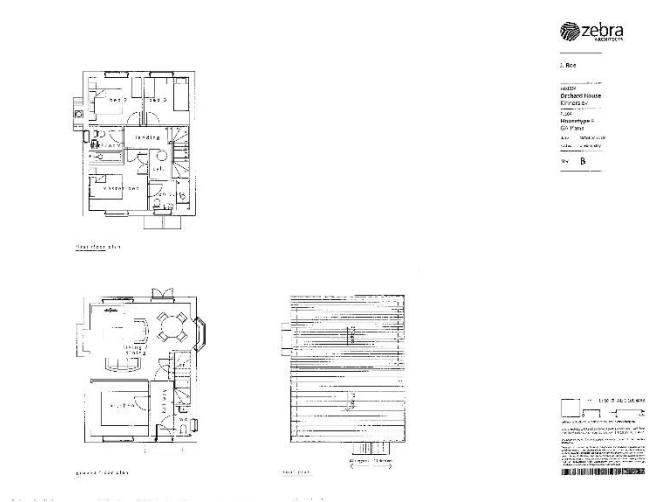
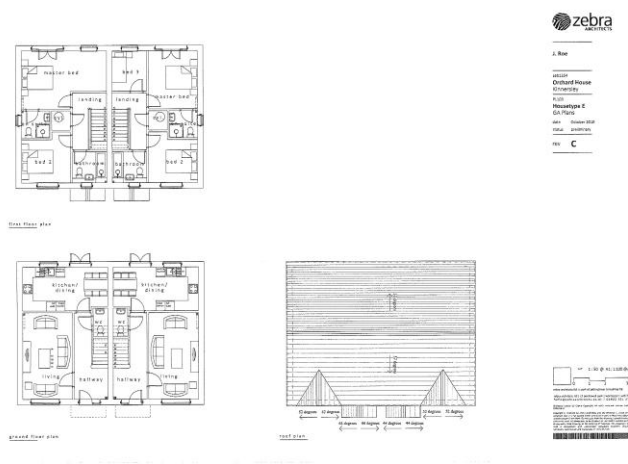
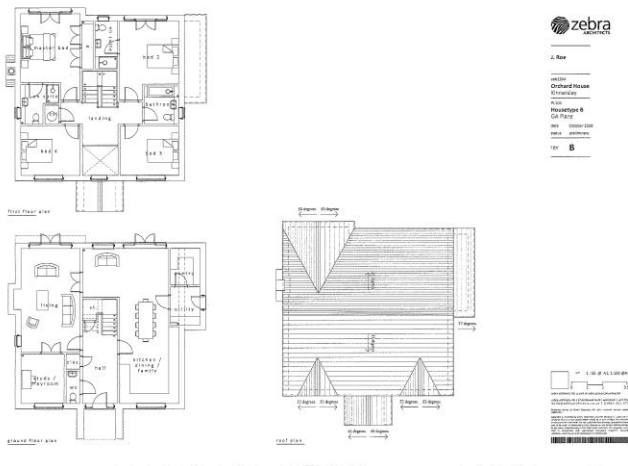
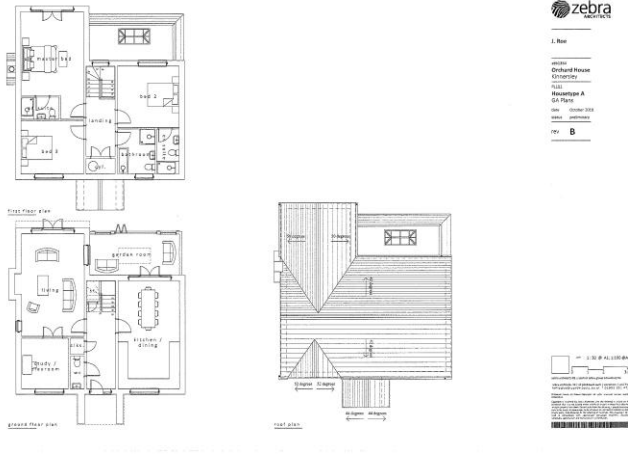




There is currently a driveway from the main road but this would need to be enhanced and continued to access all the plots.

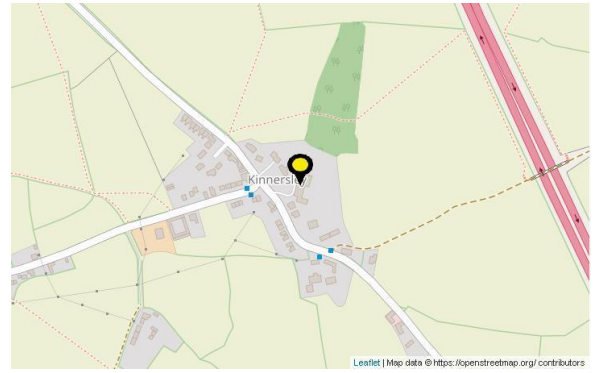
The seven plots that are available consist of five detached, four bedroomed houses as well and an additional three bedroomed detached property and the erection of a pair of semi detached, two bedroomed houses with the larger bedroom that could potentially be converted into two room to make the house a three bedroomed property.

More details of the approved planning permission can be found using the Malvern Hills Planning Portal. Reference Nos: M/23/00272/NMA and 20/00013/FUL.



Directions

From the agent's office in Upton upon Severn proceed over the river bridge towards Pershore continuing to the roundabout with the A38 Worcester to Tewkesbury road. Turn left towards Worcester and follow this road for approximately two miles and as you start to go downhill bear right signposted to Kinnersley. Proceed to the T junction and the entrance to the site can be found head of you and just to the right as indicated by the for sale board.



Services

We have been advised that mains water is connected to the site as well as drainage which the additional dwellings has permission to be connected to. A 185mm four core electrical cable runs around the site and is connected to the mains in the road but spurs would need to be connected to each individual plot. The cable is capable of supplying the sites needs. Fibre optic broadband is connected to the site. There is no mains gas available in the village. 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.

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

In order to respect the privacy of the occupiers of the existing homes you are asked not to visit the site without making an appointment with the John Goodwins Malvern office 01684 892809

Council Tax

Not yet assessed



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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.

