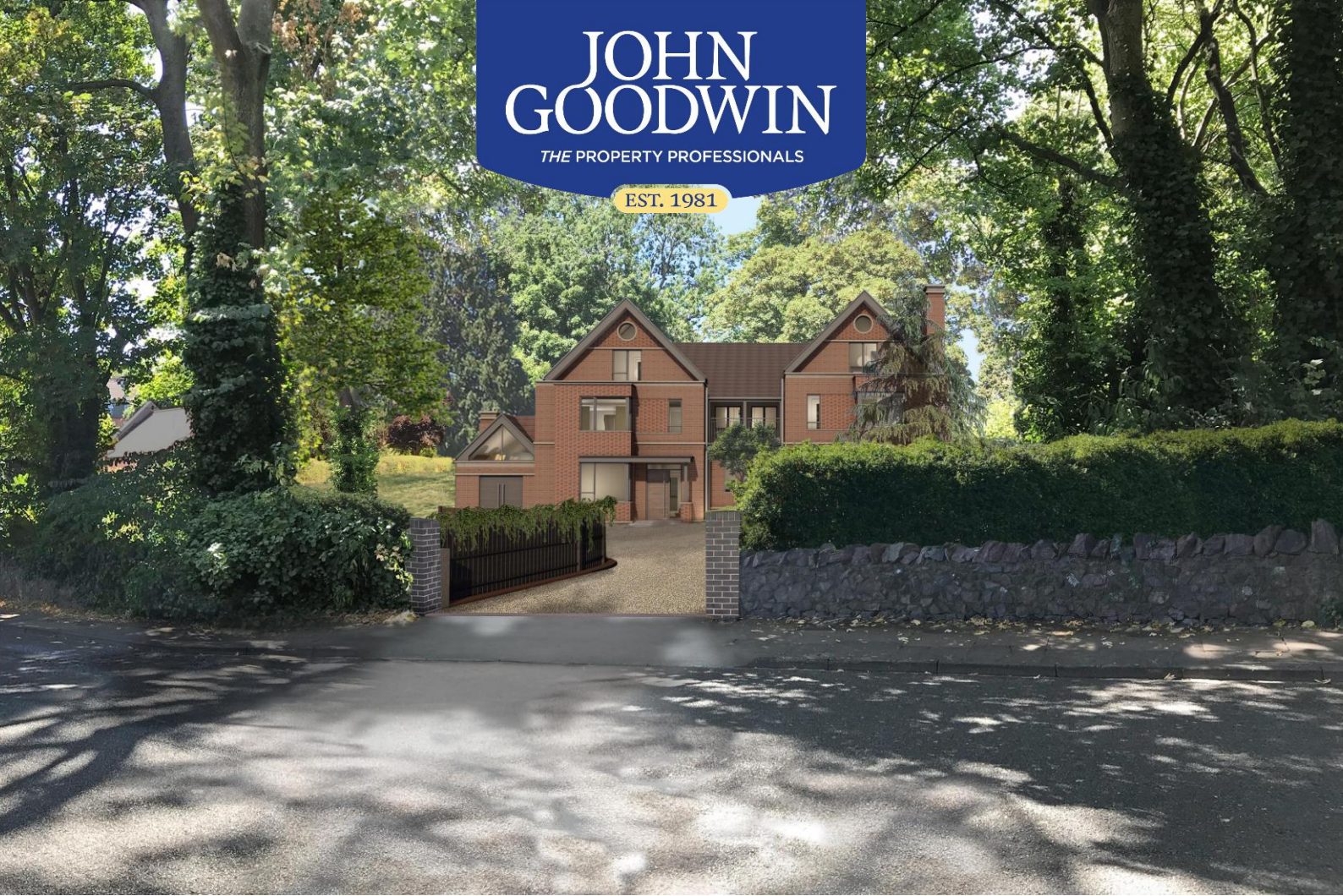


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ALL TOO RARE OPPORTUNITY TO PURCHASE A PAIR OF RESIDENTIAL BUILDING PLOTS WITH FULL PLANNING CONSENT FOR THE CONSTRUCTION OF TWO ARCHITECT-DESIGNED BESPOKE SEMI-DETACHED FOUR BEDROOMED HOMES EACH WITH ACCOMMODATION EXTENDING TO OVER 2500 SQ. FT AND SET IN NEARLY HALF AN ACRE OF WOODLAND IN A PRIME RESIDENTIAL LOCATION.

Residential Building Plots With Full Planning
Permission For Two Homes

Guide Price £500,000

Albert Park Road, Malvern, WR14 1HL



Residential building plots

Location & Description

This unique site enjoys a fine setting in a highly regarded residential location off Albert Park Road which is only two minutes walk from the open expanse of Link Common and less than half a mile from the centre of Great Malvern, a cultural and historic town with a comprehensive range of amenities including shops and banks, Waitrose supermarket, a range of cafes and restaurants, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. It is even closer to the busy neighbourhood of Malvern Link where there are further amenities. Approximately a mile away is Malvern's main retail park where one can find a number of familiar High Street names.

For dog walkers and lovers of the outdoors not only is Link Common on the doorstep but the site sits at the foot of the Malvern Hills - an Area of Outstanding Natural Beauty - and offers easy access to a multitude of footpaths, offering stunning views on a clear day.

Educational facilities are second to none at both primary and secondary levels including Dyson Perrins and The Chase High Schools as well as Malvern College and Malvern St James private schools. Transport communications are excellent. The mainline railway station of Malvern Link is just a few minutes walk and offers direct trains to both London and Birmingham. Both the M5 and M50 motorways are easily accessible offering many commuting options.

Property Description

Planning consent was granted by Malvern Hills District Council on 16th January 2025 for the construction of two new semi-detached dwellings (Application No. M/24/01067/FUL). These bespoke, high quality homes are designed to optimise natural light and space and will enjoy a quiet woodland setting extending to nearly half an acre. Each house is constructed over three floors.

Plans and Drawings

Full plans and drawings are available on Malvern Hills District Council's planning portal. These can be found by entering the reference number for the approved application: M/24/01067/FUL.

This permission also includes the construction of a small Eco Cabin within the grounds of the adjoining property, with separate access. It should be noted that this element of the consent is being retained by the current owners.

Computer Generated Images are for illustrative purposes only and should be treated as general guidance, refer to the Planning Approval for more information. Do not scale from drawings. Copyright Vivid Architects Ltd.





Unit 1.

2680 sq.ft (249 sq meters) approximate gross internal area.

1. Four bedrooms all with en-suite bathrooms. The large master bedroom on the second floor has a vaulted ceiling, dressing area and a south west facing balcony.
2. Central open plan kitchen/dining room with impressive double height dining area.
3. Separate south west facing garden room.
4. Large living room with feature bay window and provision for log burner.
5. Generous snug/study.
6. Featured galleried staircase.
7. Utility/boot room.
8. Secure back garden with south west facing patio. Extensive front garden and shared driveway.
9. Garden shed with storage for three bicycles.
10. Three private parking spaces.

Unit 2.

2540 sq.ft (236 sq. meters) approximate gross internal area.

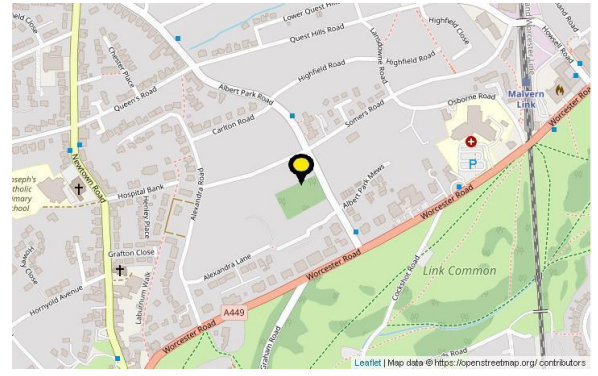
1. Four bedroomed accommodation three of which have en-suite bathrooms. The large master bedroom at second floor has a vaulted ceiling, optional dressing room and a south west facing balcony.
2. Central open plan kitchen/dining room.
3. South west facing garden room with vaulted ceiling, provision for log burner and mezzanine area.
4. Large living room with feature bay window.
5. Feature galleried staircase.
6. Utility room.
7. Snug/study.
8. Secure rear garden with south west facing patio. Extensive front garden and shared driveway.
9. External secure store area for bins and up to three bicycles.
10. Three private parking spaces.

Each house will be expected to have high levels of insulation to meet the exacting demands of new building regulations including space for water heating with air source heat pumps, EV charging points and electricity supported by photovoltaic panels.

Directions

The plot can be located using either the postcode WR14 1HL or the following What3Words reference: [///trendy.pool.single](https://www.what3words.com/#!/trendy.pool.single).

From the selling agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. Follow the road downhill through two sets of traffic lights with Link Common on your right hand side. After the second set of traffic lights, take the first left into Albert Park Road. The site can be seen on the left hand side after a short distance as indicated by the agent's sale boards.



Services

All mains services are available to the site (but not yet installed or connected).

Tenure

We are advised (subject to legal confirmation) that the site will be sold with full vacant possession.

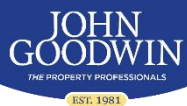
General

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 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 are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase the residential plots or enter into any contract.

Viewing

The site is visible from Albert Park Road. However potential buyers who are keen to explore the ground in more detail should register with the selling agents.



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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.

