

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

**NOT TO SCALE -
FOR IDENTIFICATION PURPOSES**

**The Forge, 7 Upper Chase Road, WR14 2BT
Malvern**

Regulated by
RICS

Guide Price
£320,000

Barnards Green is an established and busy retail area located to the east of Great Malvern town centre. The Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

In 1868 William Reynolds opened his carriagewright, blacksmith and farrier business within the buildings known as The Forge, Upper Chase Road, Barnards Green. In 1920 the business passed into the control of the Morgan family where it has remained every since.

Currently the site comprises approximately 0.2 acres with workshop premises that have been partly demolished and is offered with **full planning consent** for three three bedroom properties, **one detached and two semi detached houses**. All comprising Kitchen dining room, sitting room opening onto enclosed rear gardens and downstairs WC, with three upstairs bedrooms and family bathroom with ensuite to the principal bedrooms. Separate driveways are granted for each property.

Planning Application Number: M/25/00485/FUL
Services

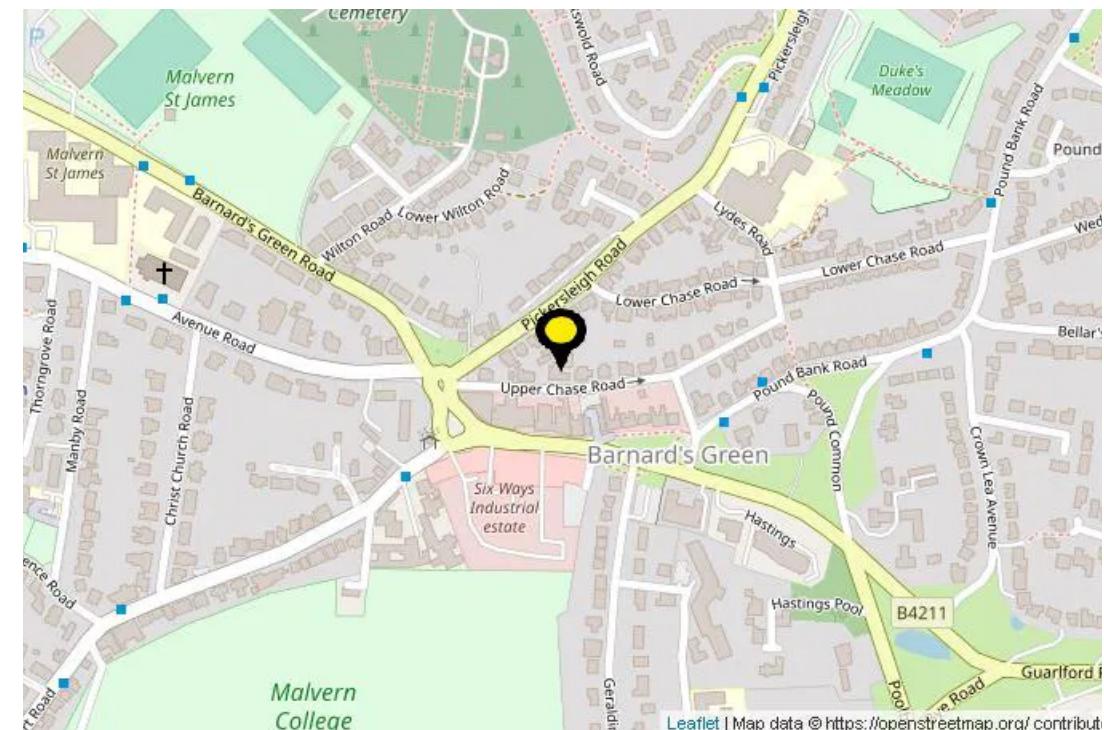
It is understood that mains water, electricity and drainage are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

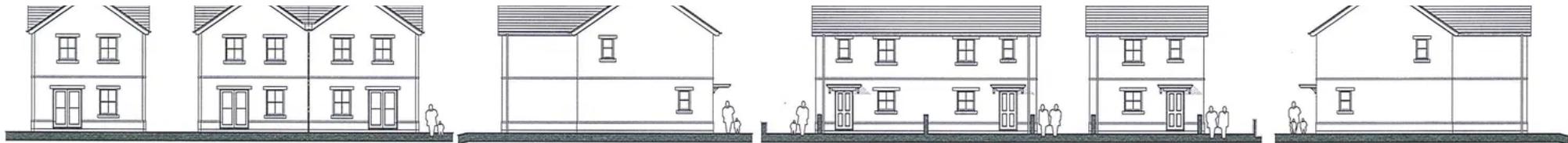
Tenure - The property is Freehold and offered with the benefit of vacant possession on completion.

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

Directions - From the John Goodwin Malvern office proceed south along the A449 taking the first left hand turn down hill into Church Street. Proceed over the traffic lights and continue to the roundabout in Barnards Green. Take the second exit into Upper Chase Road and the site will then be located on the left hand side.

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.





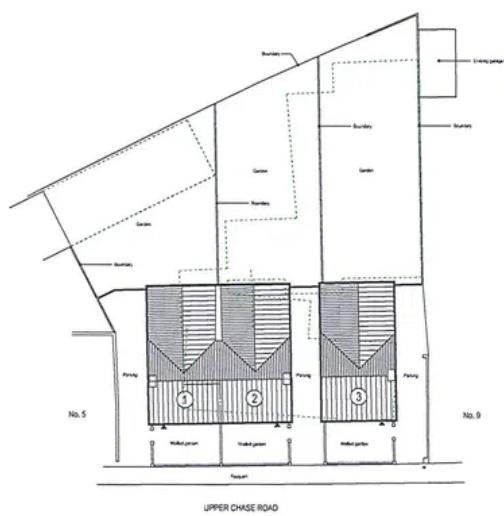
NORTH ELEVATION (1:100)



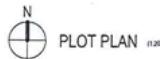
WEST ELEVATION (1:100) ①

SOUTH ELEVATION (1:100)

EAST ELEVATION (1:100) ② and ③



UPPER CHASE ROAD



GENERAL NOTES

SETTING OUT AND LEVELS

All setting out to be agreed with employer prior to the commencement of any new building works.
All metrical dimensions and levels to be checked and confirmed on site.
Do not scale from the drawing.

MATERIALS

IRON-CLAD ROOF TILES: Grey iron-clad tiles will be agreed.

EXTERNAL WALLS GENERALLY

Facing between 20mm generally in blocks to be agreed with the Tenders as detailed.

- Square iron-edge projecting brick plinth to base of walls.
- Artificial stone blocks to door surrounds.
- Artificial stone blocks to door surrounds.
- Facing brick to all other external walls.

DOORS AND WINDOWS

Materials will be agreed.

PODO (GARDENS)

To detail to be agreed.

RAWHATER (GODS)

Materials will be agreed.

EAVES FASCIA, BARGEBOARDS AND SOFFITS

Materials will be agreed.

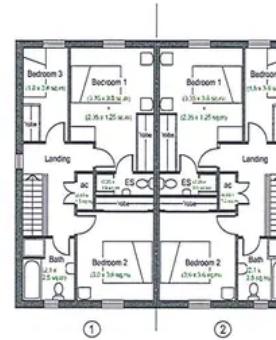
HARD AND SOFT LANDSCAPING

All new planting to be agreed with employer.
New ground profiles and associated levels of garden areas to the rear of the new houses subject to agreement.

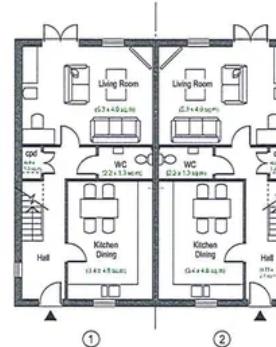
All areas of hard landscaping and associated materials subject to agreement.

LEGEND

----- Demolition outline of existing structure to be removed



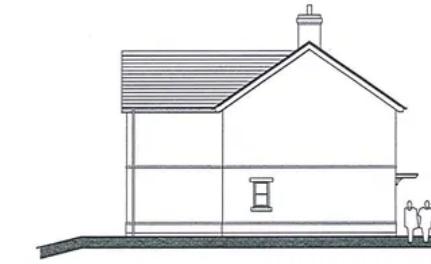
FIRST FLOOR PLAN (1:100)



(1) (2) (3)



(1) (2) (3)



WEST ELEVATION (1:100) ③



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Worcestershire
WR14 1AB

www.igainanguest.co.uk

PLANNING ISSUE

Proposed Re-Development

Malvern (C) Ltd
Upper Chase Road
Malvern
Worcestershire
WR14 1AB

Malvern Sales

13 Worcester Road, Malvern, Worcestershire

01684 892809 Option 1

malvernssales@johngoodwin.co.uk

<https://www.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.