

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

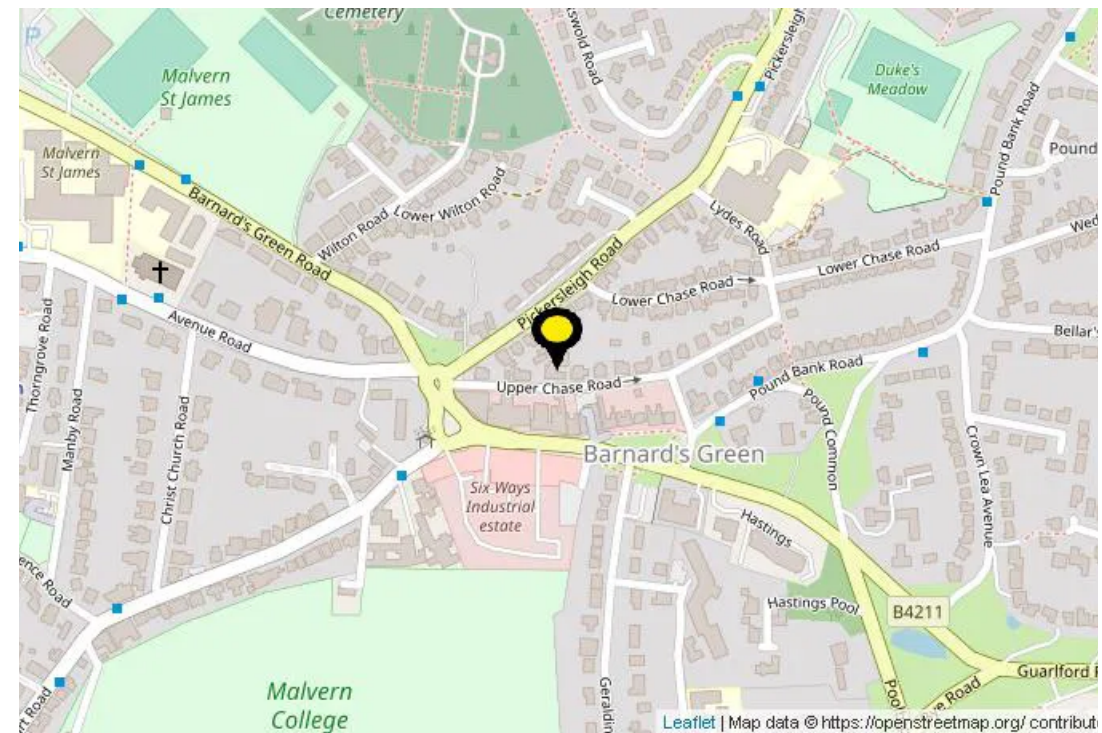
It is understood that mains water, electricity and drainage are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

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.



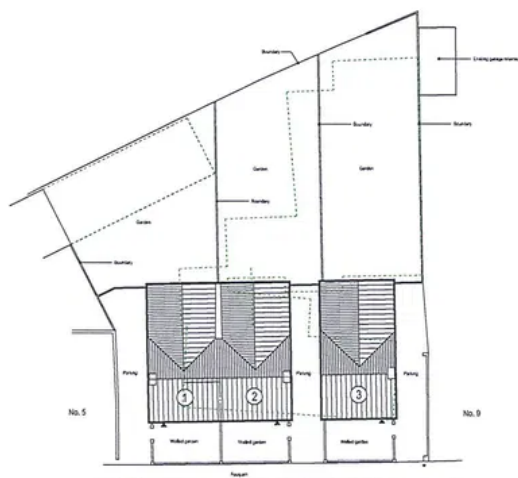


NORTH ELEVATION (1:100)

WEST ELEVATION (1:100) ①

SOUTH ELEVATION (1:100)

EAST ELEVATION (1:100) ② and ③



PLOT PLAN (1:200)



GENERAL NOTES

SETTING OUT AND LEVELS
All setting-out to be agreed with employer prior to the commencement of any new building work.
All setting-out dimensions and levels to be checked and confirmed on site.
Do not scale from this drawing.

MATERIALS

PITCHED ROOF SLOPES:
Only indicate an artificial slope subject to agreement.

EXTERNAL WALLS GENERALLY:
Facing masonry to walls generally to bricks to be agreed with the following as minimum:

- Square facework projecting brick alternate to base of walls
- Artificial stone cill and bricks to window openings
- Artificial stone bands to door openings
- Artificial stone string courses
- Full brick chimneys and flues

DOORS AND WINDOWS:

Materials subject to agreement.

PORCHES AND CANOPIES:

To detail to be agreed.

EXTERIOR DOORS:

Materials subject to agreement.

EAVES, FASCIAE, BARRIERS AND SOFFITS:

Materials subject to agreement.

HAIR AND SOFT LANDSCAPING:

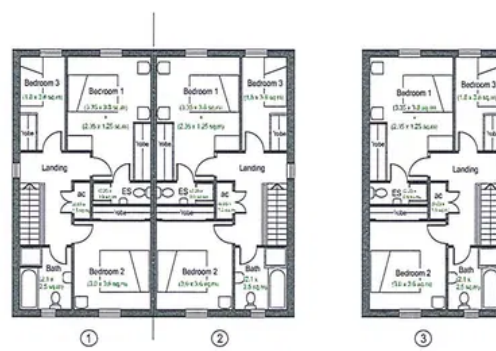
All new landscaping to be agreed and subject to agreement.

New ground profiles and associated levels of garden areas to the rear of the new houses subject to agreement.

All areas of landscaping and associated materials subject to agreement.

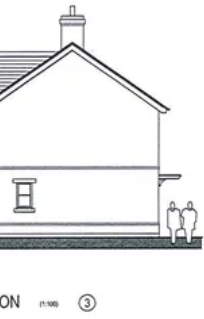
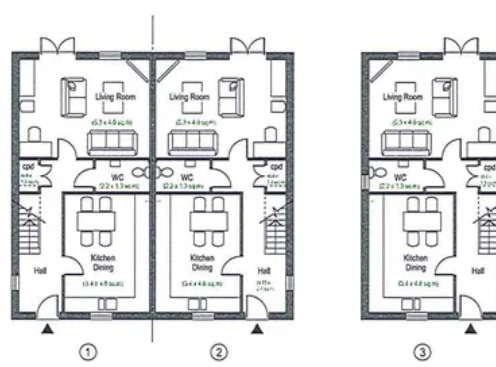
LEGEND

--- Denotes outline of existing structure to be removed



FIRST FLOOR PLAN (1:100)

First Floor:
54.3 sqm internal floor area



WEST ELEVATION (1:100) ③

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PLANNING ISSUE
Proposed Re-development
Morgan's Forge
Upper Chase Road
Malvern
Worcestershire
WR14 3JF

Malvern Sales

13 Worcester Road, Malvern, Worcestershire

01684 892809 Option 1

malvernsales@johngoodwin.co.uk

<https://www.johngoodwin.co.uk/>

MISREPRESENTATION ACT, 1967

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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.
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