

G HERBERT BANKS

EST. 1898

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Sinton Green, Hallow, Worcester WR2 6NW



Comprising Two Well Planned & Designed Dwelling Houses

Plot 1: 3 Bedrooms and Plot 2: 4 Bedrooms

FOR SALE AS A WHOLE OR INDIVIDUALLY BY PRIVATE TREATY

Offers Based On £470,000 for Both

Separately Plot 1: £230,000 Plot 2: £240,000

Viewing: At any reasonable time during daylight hours with sales particulars in hand and having previously registered interest with the selling agent.



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Sinton Green, Hallow, Worcester WR2 6NW

SITUATION

These plots for two new detached dwellings are situated to the west of and adjacent to The Open Ditch Public House at Sinton Green, some 5 miles to the northwest of Worcester City centre; 1.5 miles to the northwest of Hallow.

From Hallow take the turn into Moseley Road at the northern end of the village. Keep on that road and after about 1.5 miles you will reach Sinton Green. At the crossroads in Sinton Green turn left by The Open Ditch Public House and the plots will be found on the right-hand side.

what3words ///aced.sampled.dips

DESCRIPTION

Malvern Hills District Council Application No M/24/00345/FUL provides consent for two detached dwellings with detached car ports.

Plot 1 - Provides for a 3-bedroom dwelling plus study, 1 bedroom ensuite with separate house bathroom at first floor level and on the ground floor; living room, open plan dining kitchen, utility, hall and separate wc extending to 136m² (1,463ft²).

Plot 2 – Provides for a 4-bedroom, 1 with ensuite and a house bathroom and at ground floor level: living room, open plan kitchen, dining room, utility, hall and separate wc, extending also to 135.6m² (1,459ft²).

Both properties will have the benefit of enclosed rear gardens. The car ports are both located to the east of Plot No 2.

Access to the house will be via a new shared access off the Monkwood Lane.

Attached to these details are floor and elevation plans along with a site plan.

Section 106 Agreement – Affordable Housing Contribution

The planning consent is subject to a Section 106 Agreement which requires prior to commencement of the development to pay to the council the Affordable Housing Contribution of £25,594 (which shall be increased in line with the percentage increase in the Retail Price Index from the date of the Deed until the date of the payment) towards the provision of Affordable Housing within the District of the Development.

GENERAL INFORMATION

Tenure

Freehold and with vacant possession.

Viewing

Via the Sole Agent's Great Witley Office – Telephone 01299 896968.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER)
REGULATIONS 2017**

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

PARTICULARS AND PLAN

- A** The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the property prepared by the said Agents.
- B** The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.
- C** Any error, omission, or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract
- D** The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers.

AGENT'S NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

Sales Particulars Prepared 25th September 2025



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Section A - A

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section B-B

proposed site sections

Proposed Site Sections

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February 2024

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The key consists of three entries:

- Proposed levee at section:** Represented by a thick black line.
- Existing levee:** Represented by a thin red line.
- Proposed levee to rear:** Represented by a thin black line.

Architectural drawings showing a house and its components. The top drawing is a side elevation of a two-story house with a gabled roof, a central entrance, and a small side extension. The middle drawing is a front elevation of a two-story house with a gabled roof, a central entrance, and a small side extension. The bottom drawing is a side elevation of a two-story house with a gabled roof, a central entrance, and a small side extension. The right drawing is a detailed view of a gabled roof section with a small extension.

An architectural plan of a building, likely a residence, featuring a red outline and a blue border. The interior is divided into several rooms, some of which are shaded with hatching. A garden area with a lawn and shrubs is shown at the bottom, enclosed by a fence. A small entrance or gate is located on the right side of the garden.

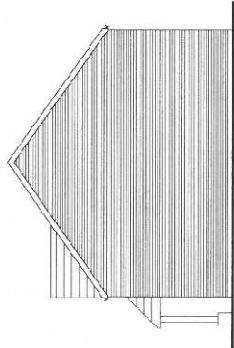


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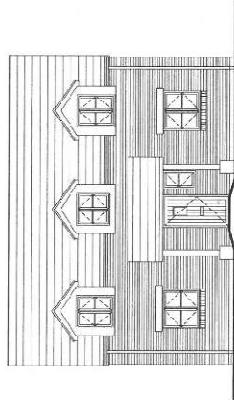
Sinton Green
Feb 1935

PLDD/ Plot 1

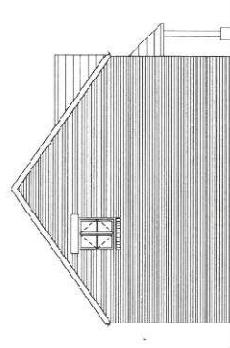
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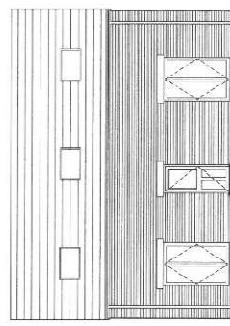
East Elevation



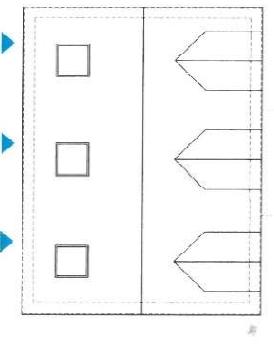
South Elevation



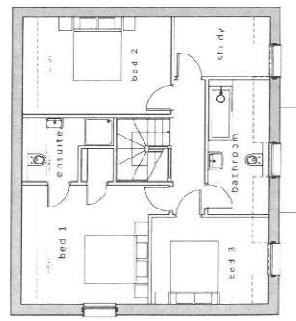
West Elevation



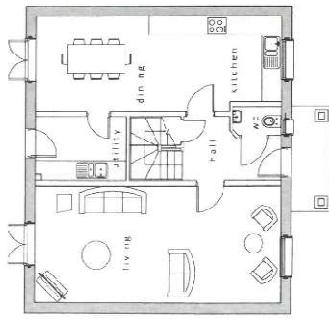
North Elevation



Roof Plan



First Elder Plan



Ground Floor Plan

Water is Key

① Grey Root 1/86
② Fed Fresh
③ Feron Zone Roads
④ Flicks HS
⑤ Autumn Powder Coated Winders
⑥ Powder Coated Rain Water Goods
⑦ Fed Fresh Chemmy

Scale 1:100

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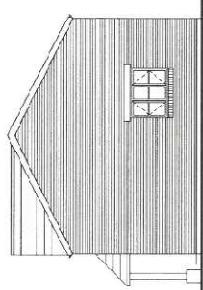
Sinton Green
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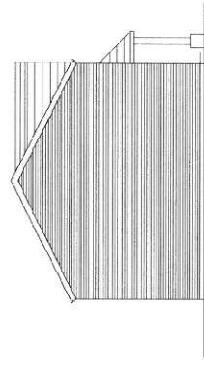
Plot 2 Proposed Plans and Elevations

February 2024

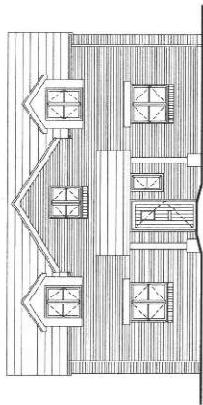
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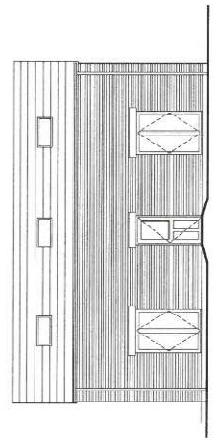
East Elevation



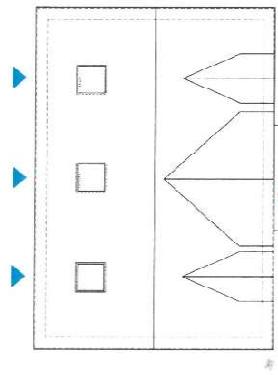
West Elevation



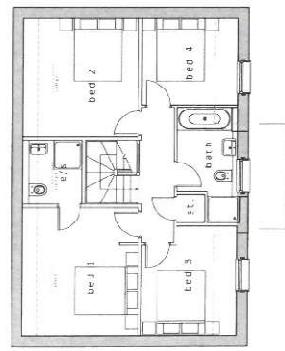
South Elevation



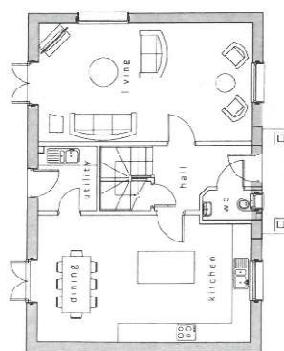
North Elevation



Roof Plan



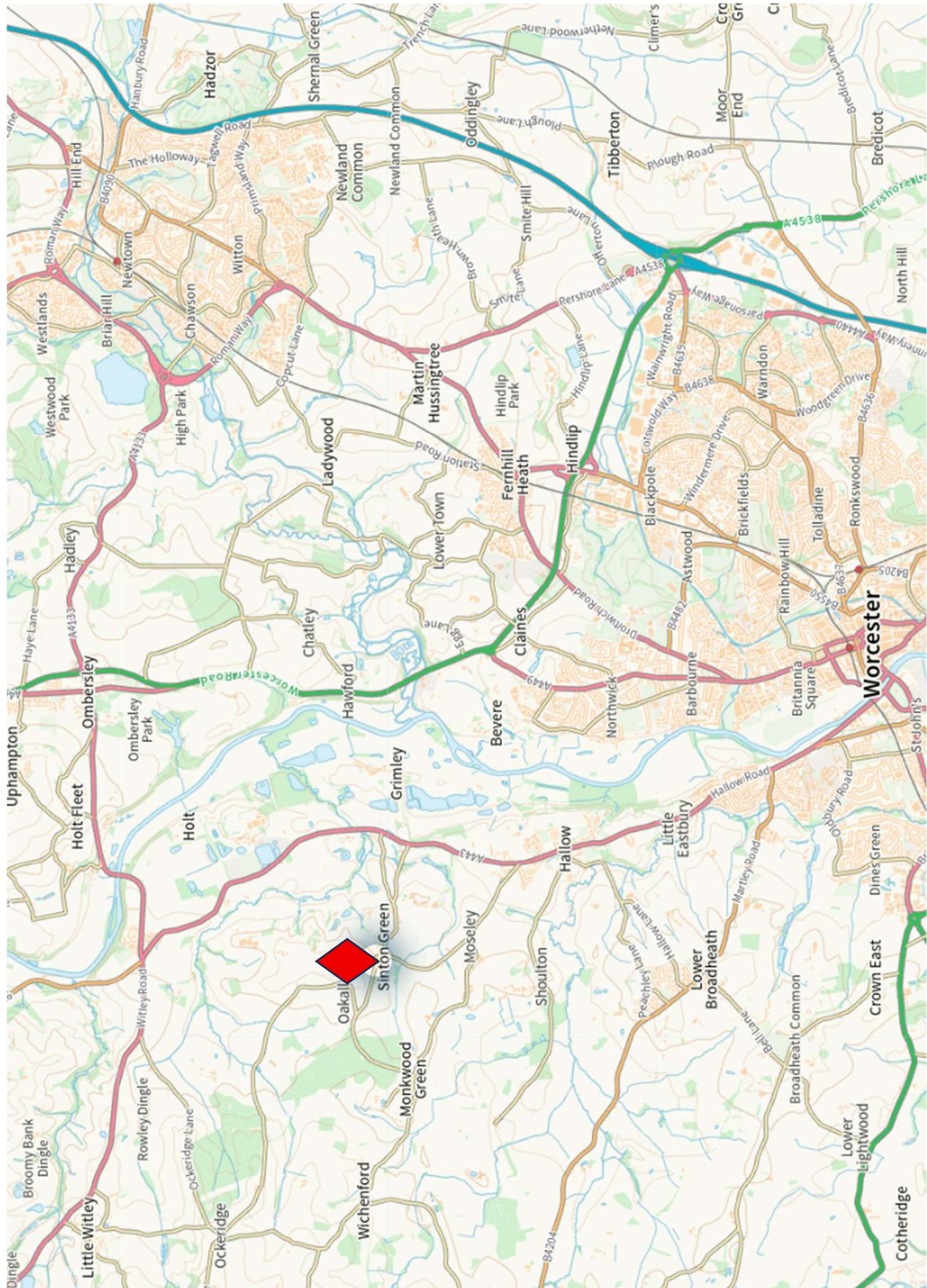
Effect of Glass Dose



Ground Floor Plan

- ① Grey Scratches
- ② Red Bruise
- ③ Frozen Serum Hand
- ④ ERK Cells
- ⑤ Aspirin Powder Coated Windows
- ⑥ Powder Coated Rain Water Goods





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