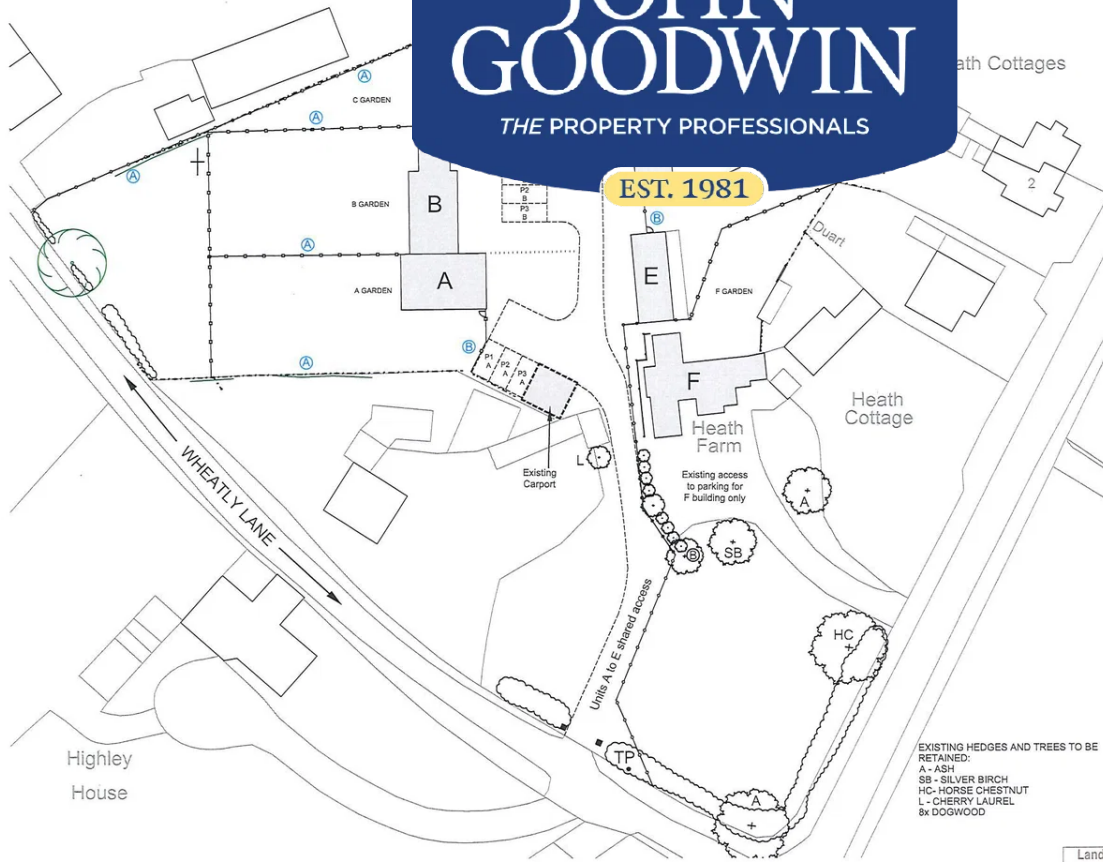




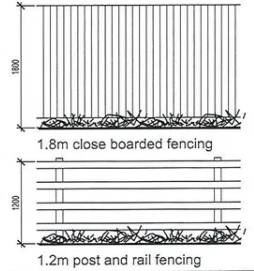
Block Plan @ 1:500

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

This drawing is the copyright of AGS Development Consultants and should not be reproduced, stored in a retrieval system or used in any manner whatsoever without the written permission of AGS Development Consultants.

Do not scale off this drawing, use only figures and dimensions and report any discrepancies or omissions to AGS Development Consultants immediately.

rev.	date	description
1	29/12/20	First Issue
A	22/01/21	Amendments to survey information
B	27/01/21	Typical fencing elevations added and notes amended to suit
C	24/12/21	Existing and Proposed trees and hedgerows added with notes
D	02/07/25	Site Layout and additional landscaping amended to client's planning comments
E	17/07/25	S73 Application-Variation of conditions of extant Permission ref: 00/00021/FUL
F	04/08/25	Notes amended to additional information received
G	04/08/25	Amended to additional information received



NOTE: Treated timber fencing to BS 1722:5 1999 Parts 5-7 Inc & 11

LEGEND:
 (A)- Post and Rail Fence 1.2m High
 (B)- Close Boarded Fence 1.8m High



Land at Heath Farm
 S73 Application-Variation of conditions of extant Permission ref: 00/00021/FUL

Block Plan Date: Dec 2020
 Scale: 1/500 @ A3 Drawing No: 700/ 002 Rev G

Development Consultants
 AGS
 020 8704 0300



Building Plots at Heath Farm, Gloucester Road, WR8 0QR

Guide Price **£950,000**

An Exciting Development Opportunity Comprising A Building Plot With Full Planning Permission For The Erection Of Four New Properties, Together With The Completion Of An Existing Detached House.

Bedrooms: 7 | Bathrooms: 1 | Receptions: 5



Regulated by

RICS

01684 892809

Malvern Office
 malvernsales@johngoodwin.co.uk
 www.johngoodwin.co.uk
 @JGoodwinFRICS



13 Worcester Road, Malvern, Worcestershire, WR14 4QY
 Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location - The building plots is set in the small, quiet hamlet of Newbridge Green, with its collection of fine country houses, and within a mile of the bustling river side town of Upton upon Severn, in this convenient and rural part of South Worcestershire. With many local amenities close by in Upton, such as primary school, high school, health centre, supermarket, library and post office, the position of the property is well served for all day to day requirements. Further and more extensive leisure amenities can be found in Great Malvern, with Waitrose, Malvern Theatre and Malvern Spa all within 8 miles of the property. Similar amenities are also available in nearby Cheltenham. A selection of some of the best private schools in the country can be found locally - notably Malvern College and Cheltenham Ladies College.

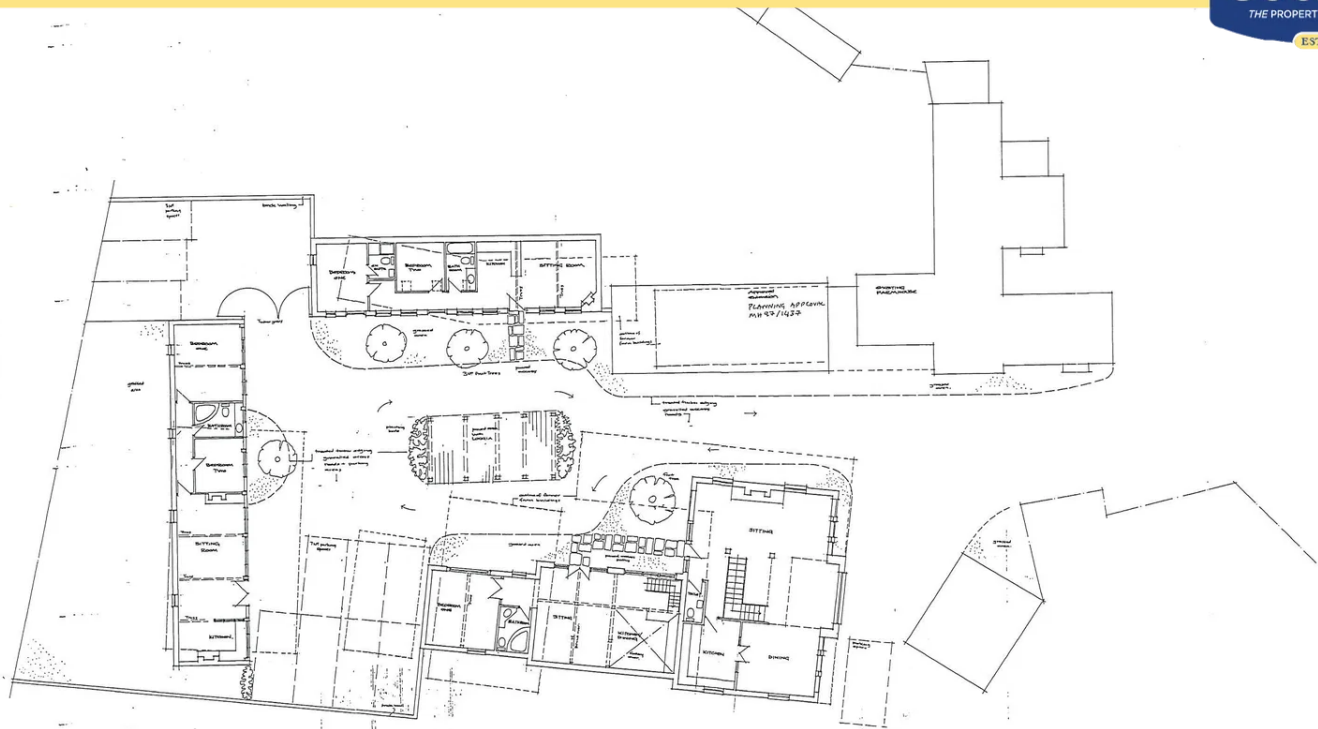
Transport communications are excellent, with Junction 1 of the M50 within 10 minutes' drive, giving easy and quick access to Cheltenham, Birmingham and Bristol and superb rail network links from either Great Malvern or Worcester Parkway to London, the Midlands and the South West.

AN EXCITING DEVELOPMENT OPPORTUNITY - An attractive residential development opportunity situated on the outskirts of the highly regarded Worcestershire town of Upton upon Severn.

Set within lovely grounds, the site offers developers the opportunity to deliver an appealing collection of individual homes in a pleasant setting, approached via a private driveway.

The development benefits from full planning permission for four new build dwellings, together with works to complete/refurbish a further existing detached house, creating a scheme of five residential properties in total.

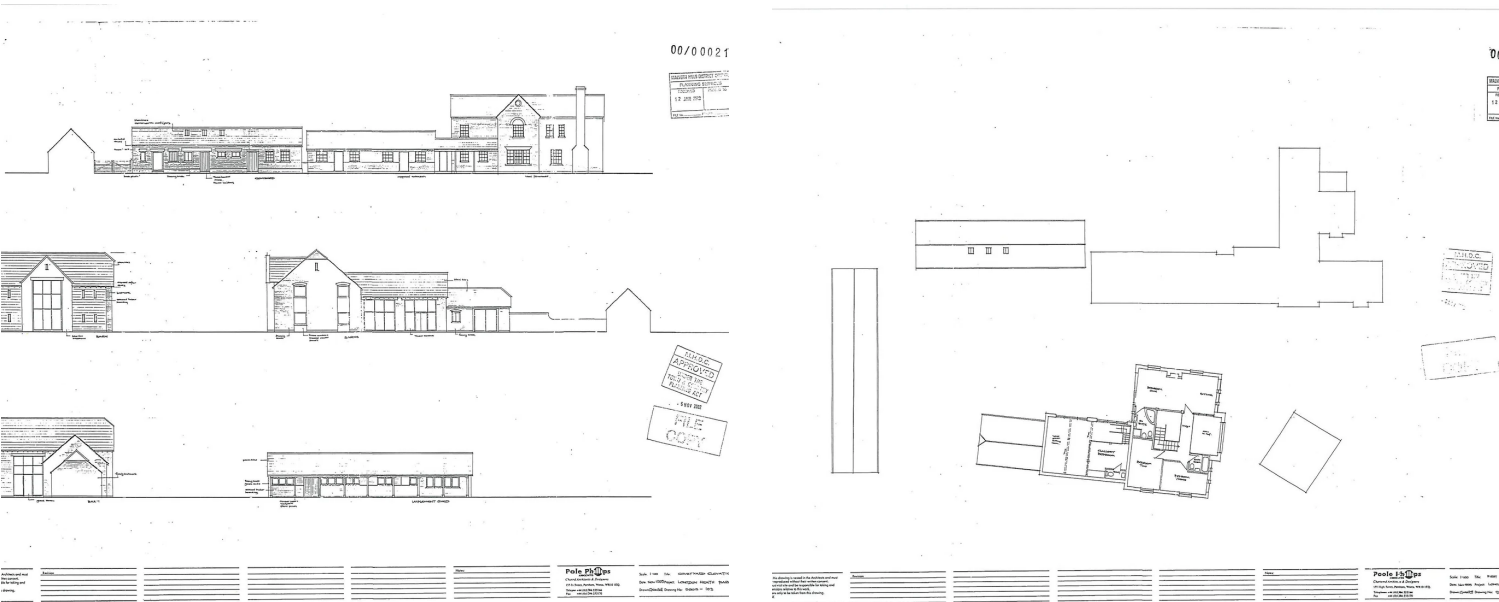


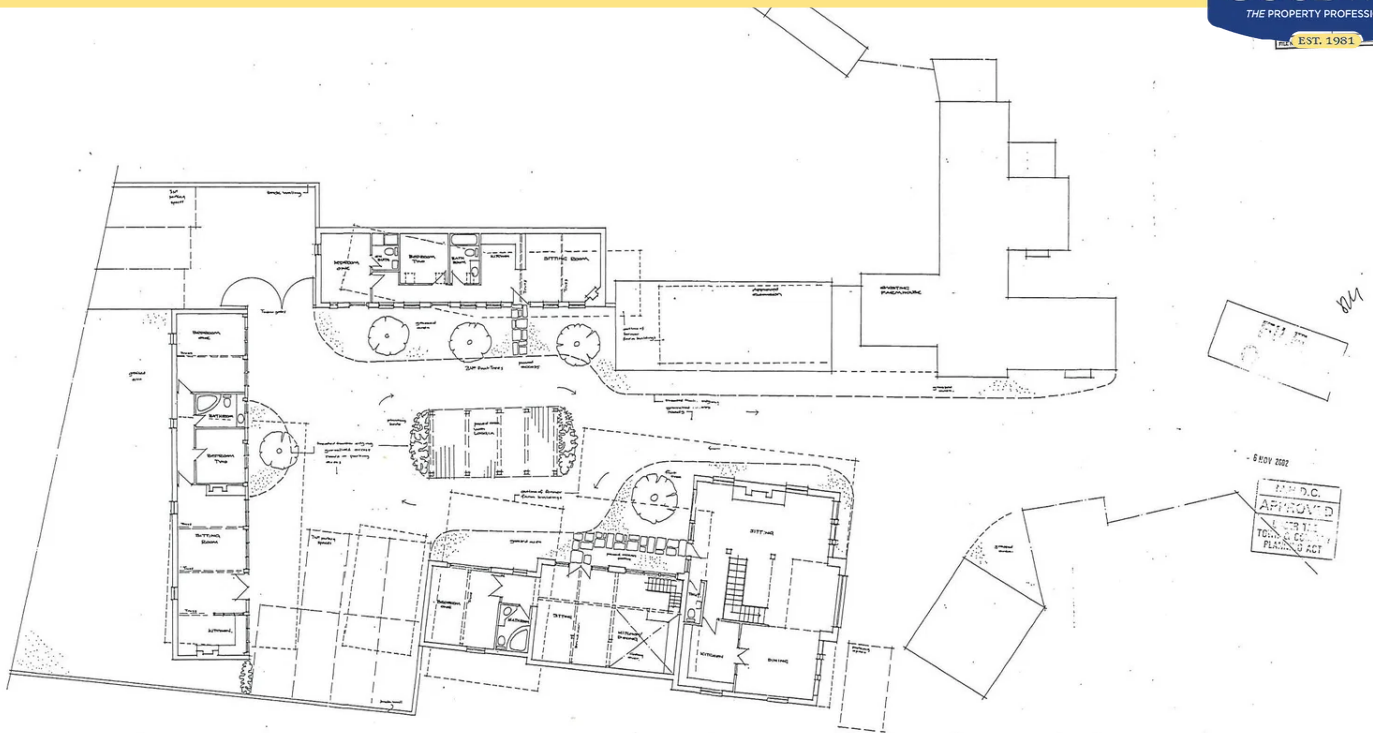


The proposed development provides an attractive mix of two and three bedroom accommodation, with private gardens and allocated parking, making the finished properties well suited to the local owner occupier, downsizer, first time buyer and investment markets.

THE PROPOSED DEVELOPMENT - The consented scheme comprises:

- PLOT A - Three Bedroom Detached House** - A new build detached family home providing three bedroom accommodation, together with its own private garden and allocated parking.
- PLOT B - Two Bedroom Semi-Detached House** - A new build two bedroom semi-detached property with private outside space and allocated parking.
- PLOT C - Two Bedroom Detached House** - An individual new build detached home providing two bedroom accommodation, private garden and allocated parking.
- PLOT D - Two Bedroom Detached House** - A further new build detached two bedroom dwelling, again benefiting from its own private garden and allocated parking.
- PLOT E - Existing Detached House – Completion / Refurbishment** - An existing detached residential property forming an integral part of the overall development and offering the opportunity for completion and refurbishment alongside the new build element of the scheme.



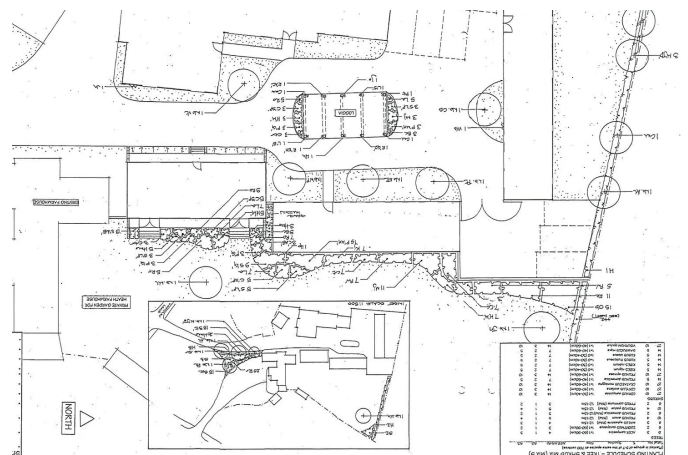
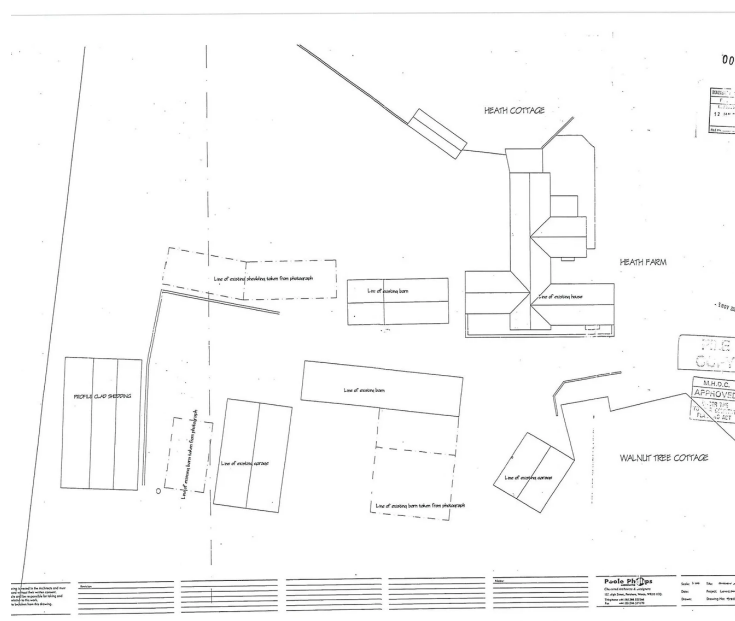


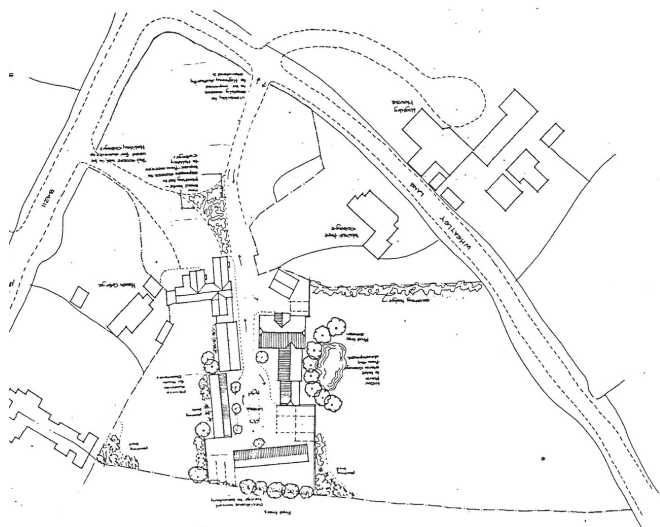
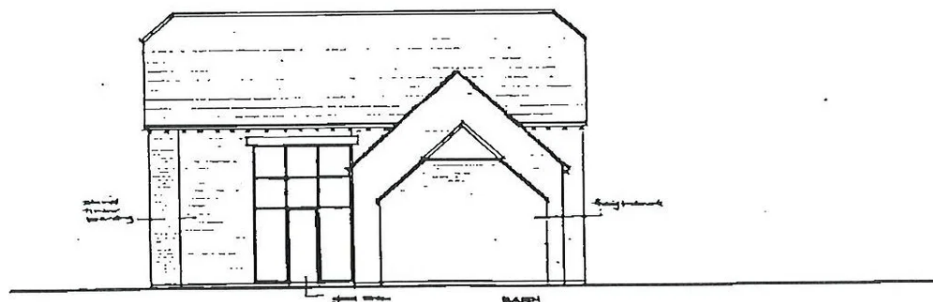
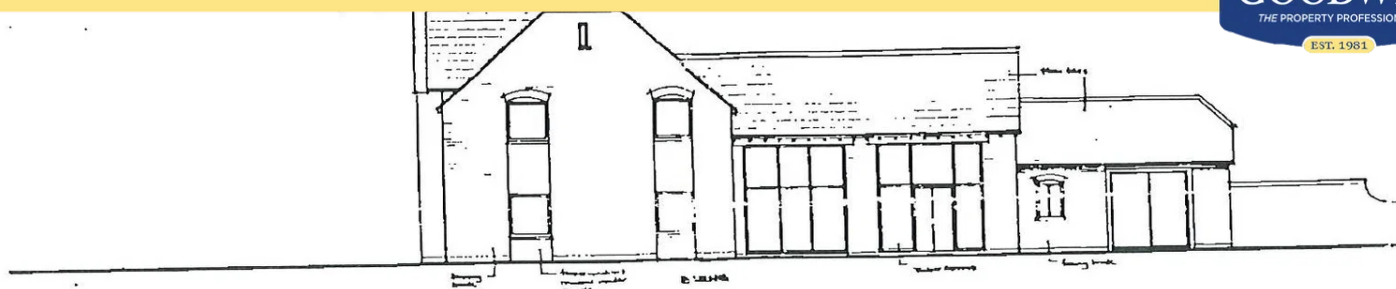
A COMPELLING DEVELOPER OPPORTUNITY - The site represents an opportunity to acquire a small, manageable residential development with planning permission already secured, reducing one of the principal risks associated with acquiring land for residential development.

The combination of detached and semi detached homes creates a varied development rather than a uniform estate, while the inclusion of an existing property provides an additional refurbishment element to the project.

The scheme has several particularly attractive characteristics:

- Full planning permission
- Five property residential scheme
- Four new build houses
- Existing detached house for completion/refurbishment
- Predominantly detached accommodation
- Private gardens
- Allocated parking
- Private driveway serving the development
- Attractive grounds
- Desirable location on the outskirts of Upton upon Severn
- Potentially broad resale market for two and three bedroom homes





PLANNING - Planning Reference: M/25/01355/FUL

Full planning permission has been granted for a residential scheme comprising four new build dwellings together with works relating to the existing detached property.

Interested parties should satisfy themselves as to the precise scope and conditions of the planning permission and should review the approved drawings, decision notice, planning conditions and supporting documentation before purchase.

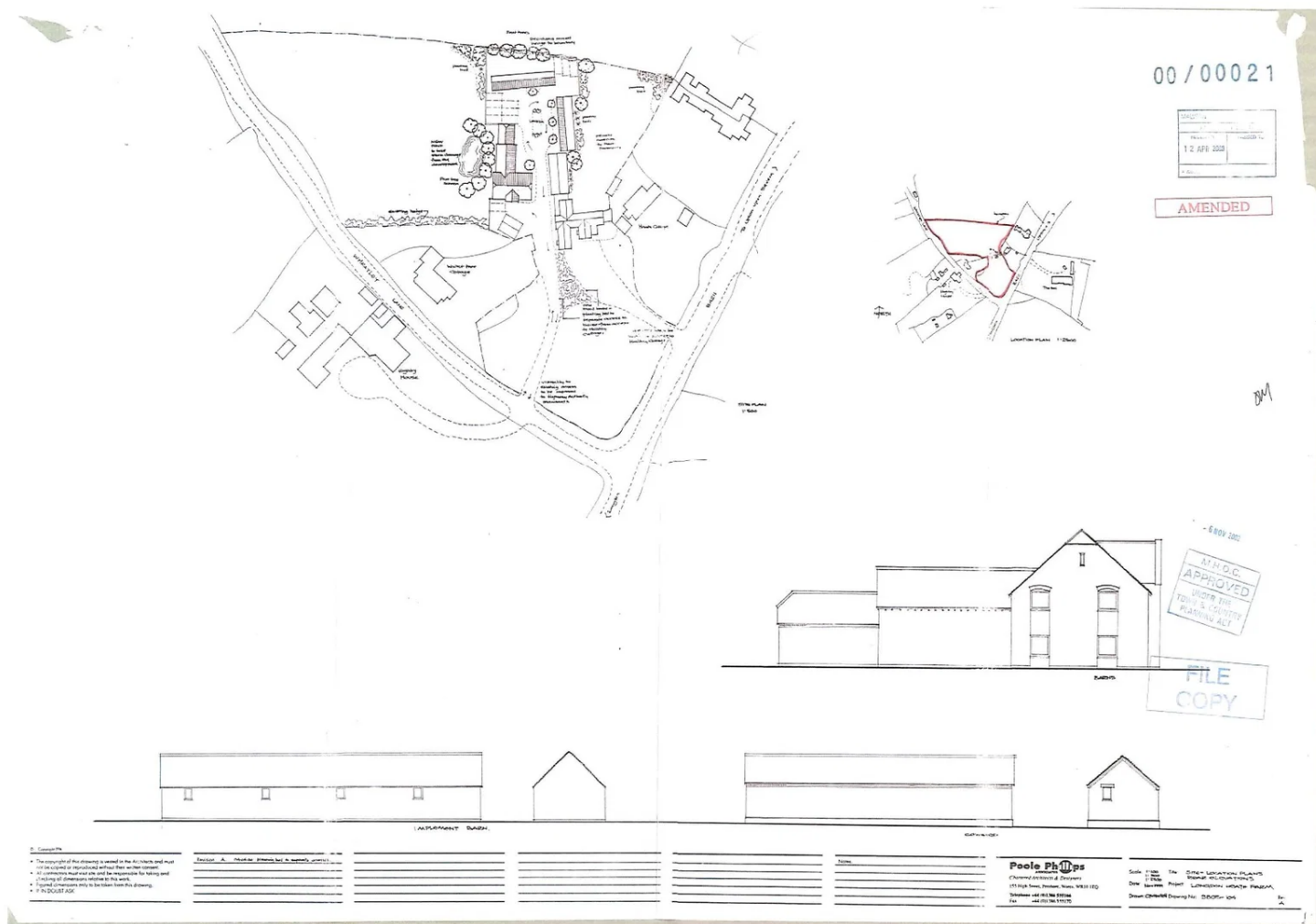
Planning and associated information should be verified directly with the relevant local planning authority.

THE OPPORTUNITY - For developers seeking a consented residential project of a manageable scale, this site offers an attractive proposition.

With the principle of residential development established and full planning permission in place, the opportunity provides a purchaser with a clear route towards delivering a distinctive collection of homes within an appealing private setting.

The mixture of new build construction and refurbishment, combined with private gardens, parking and a private approach, provides the ingredients for an attractive finished development on the outskirts of one of Worcestershire's popular market towns.





Services - We have been advised that mains services will need to be connected to the site. There is no mains gas in the area. 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 infer 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.

Council Tax - Not yet assessed

Energy Rating - Not Assessed

Directions - From Upton upon Severn proceed south along Old Street, leaving the town and proceeding uphill past Upton Surgery on your right hand side. After a few hundred yards at the top of the hill turn left onto the B4211 towards Longdon. Follow this route for a short distance past the Drum and Monkey on your right hand side and continue for a short distance turning right into Wheatley Lane. The driveway for the property can be found immediately on the right hand side.

Viewings - By appointment to be made through the Agent's Upton Office, Tel:

01684 593125