



Building Plot – Heather View, Pensax,
Worcestershire WR6 6XL

**G HERBERT
BANKS**

EST. 1898

For sale by Private Treaty

A building plot with planning permission secured for a large three storey four bedroom house, with detached garage having loft room above. The new dwelling is to stand in a beautiful parcel of land extending to 2.10 acres.

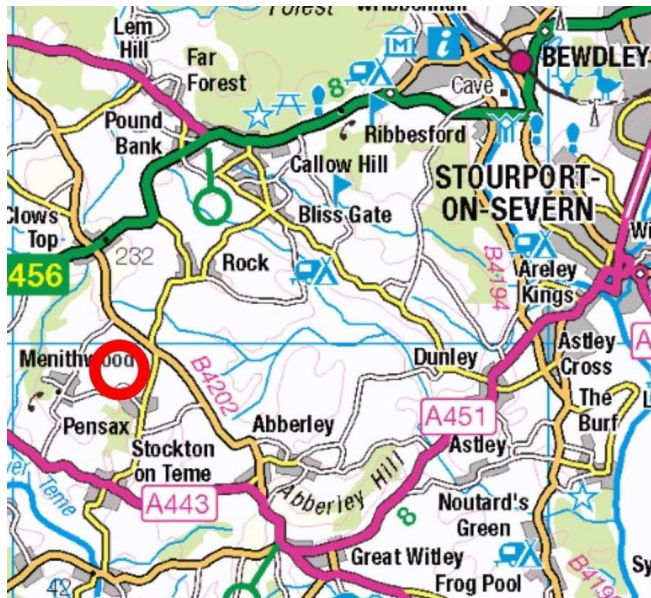
Situation

To find a building plot in such special position is rare, particularly with the benefit of over 2 acres of ground. The plot is accessed via a quiet country lane and then a private shared driveway. Hidden away and surrounded by attractive woodland, this is a real gem.

Whilst tucked away the property is within quick and easy reach of the nearby villages of Abberley, Great Wiley and Clows Top. All three villages offer local amenities, to include a garage, Post Offices, shops, a butcher, Doctor's surgery and primary schools.

The nearest towns are Bewdley (7.5 miles) and Tenbury Wells (10 miles). The cities of Worcester is 15 miles away with Birmingham 30.5.

What Three Words: ///streak.efficient.exits

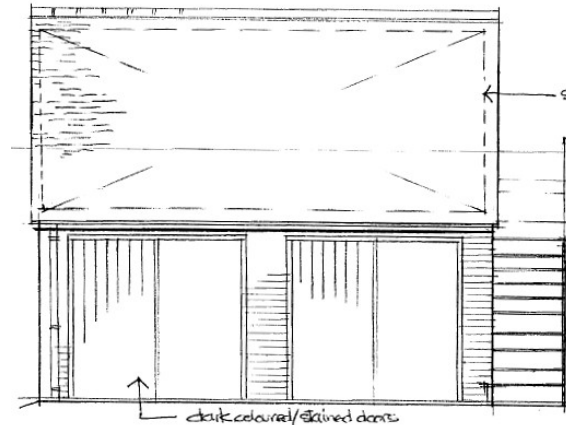


Description

Planning permission was granted to construct a replacement dwelling in 2015, and the current owner has prepared the site ready to commence construction. This work has involved the demolition of the previous dwelling and installation of concrete retaining walls into the bank.

As shown on the floor plans, included within these sales particulars, the property will have well laid out accommodation over three floors. This is to be a four bedroom house with living accommodation extending to approximately 2,370 ft² (220 m²).

Planning has also been granted for a double garage with loft room above.



The approved planning application references are:

- 1) House - 15/00942/FUL
- 2) Garage - 15/01551/HOU
- 3) Engineering works to alter ground levels (retrospective) - M/23/00871/FUL

The property would appear to be crying out for a conservatory, or some sort of glazed garden room, subject to planning permission or permitted development rights. **IMPORTANT NOTE: the garden room shown on the artist's impressions, does not have planning permission.**

Along with the charming position, the surrounding grounds make this the special opportunity it is. The site extends to 2.10 acres and comprises lawned gardens and attractive wooded banks. The garden slopes down to a small stream.

Tenure

The property is Freehold, with Titles WR171517, WR129885, WR155062 and HW102459. Vacant possession will be given upon completion.

Services

It is understood that mains water, mains electricity and telephone are connected to the property.



Local Authority

Malvern Hills District Council

Viewings

Via G Herbert Banks Tel. 01299 896 968.

Rights of Way, Wayleaves & Easements

Having looked at the Worcestershire County Council Public Rights of Way website, it shows a single public right of way (footpath number 533C) running through the site. The property has vehicular access to the public road via a private shared driveway. The selling agent is not aware of any further private or public rights of way or easements affecting the land. 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

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

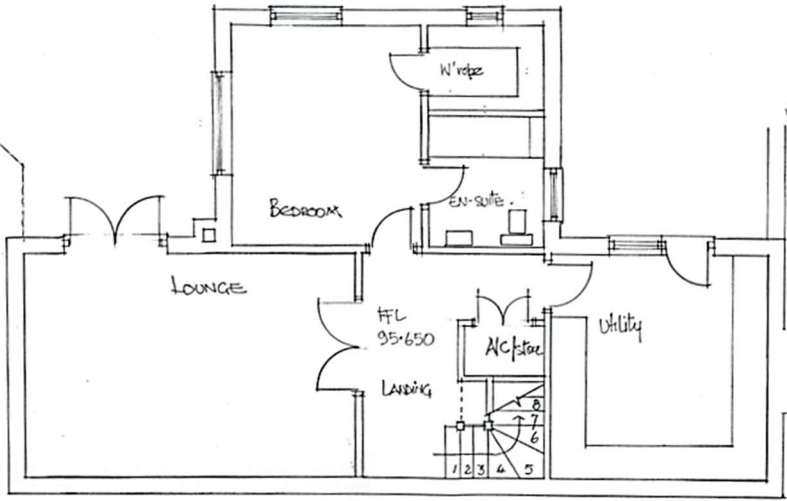
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

15/00942

PLANNING AREA CALCULATION
Footprint area of existing cottage 68.9m²
(agreed with MADC planning officer)
130% increase = 89.54m² allowance.
Proposed scheme footprint 88.5 m² inc. porch.
New proposal complies with SWDP policy for
footprint area.

15/00942

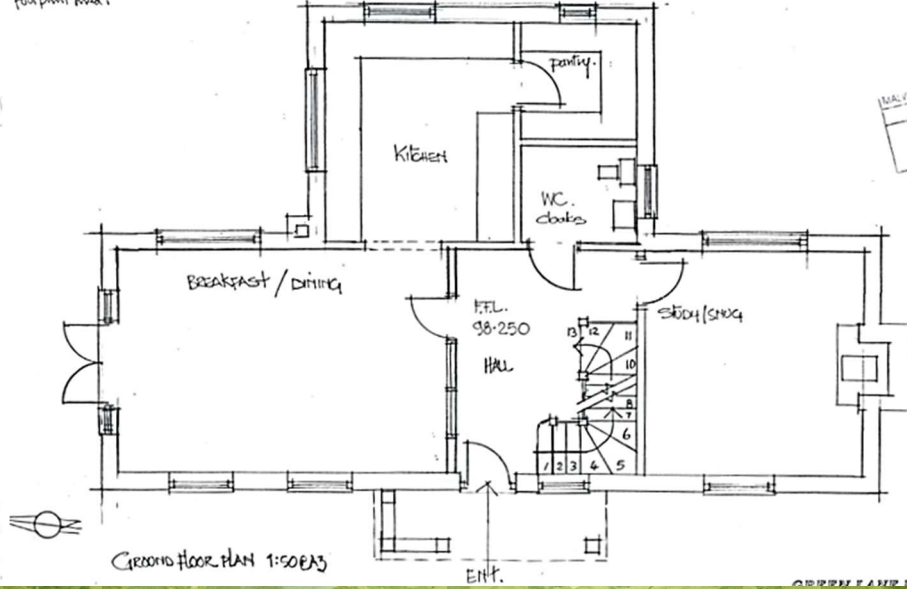
MALVERN HILLS DISTRICT COUNCIL
PLANNING SERVICES
VALIDATED
13 JUL 2015



LOWER GROUND FLOOR PLAN 1:50EA3
0 1 2 3m

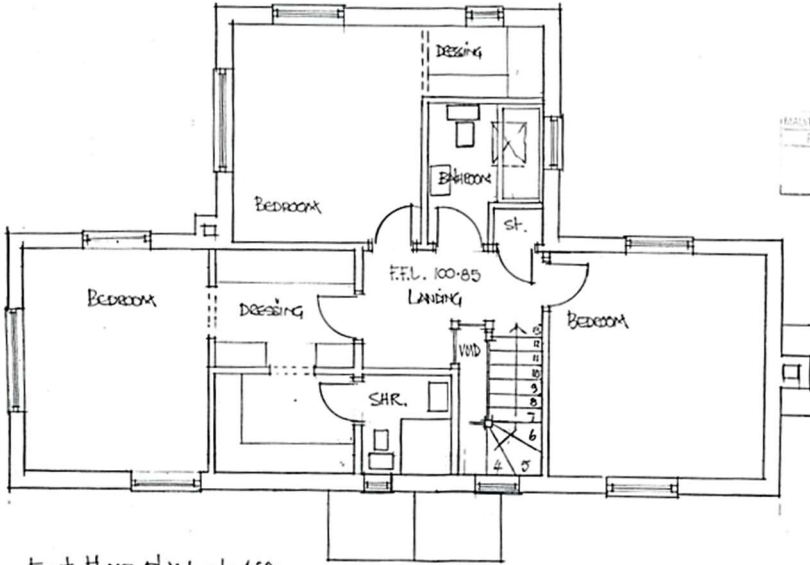
GREEN LAKE DESIGN

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GROUND FLOOR PLAN 1:50EA3

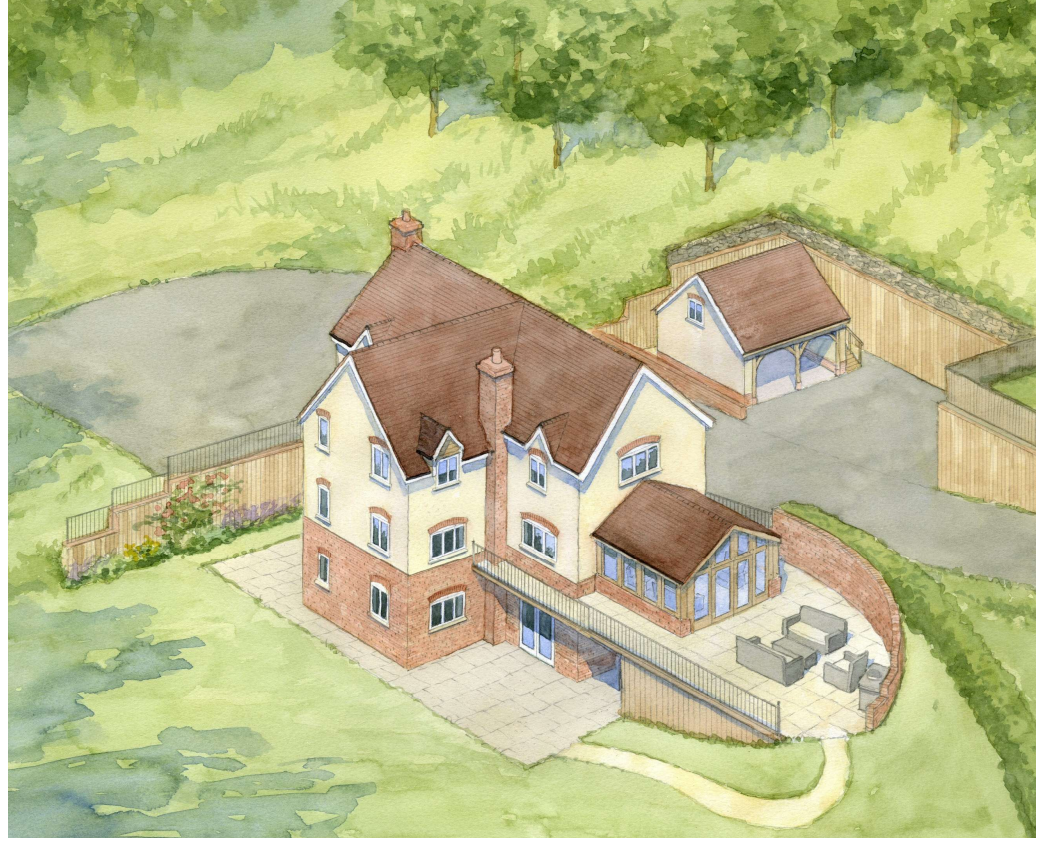
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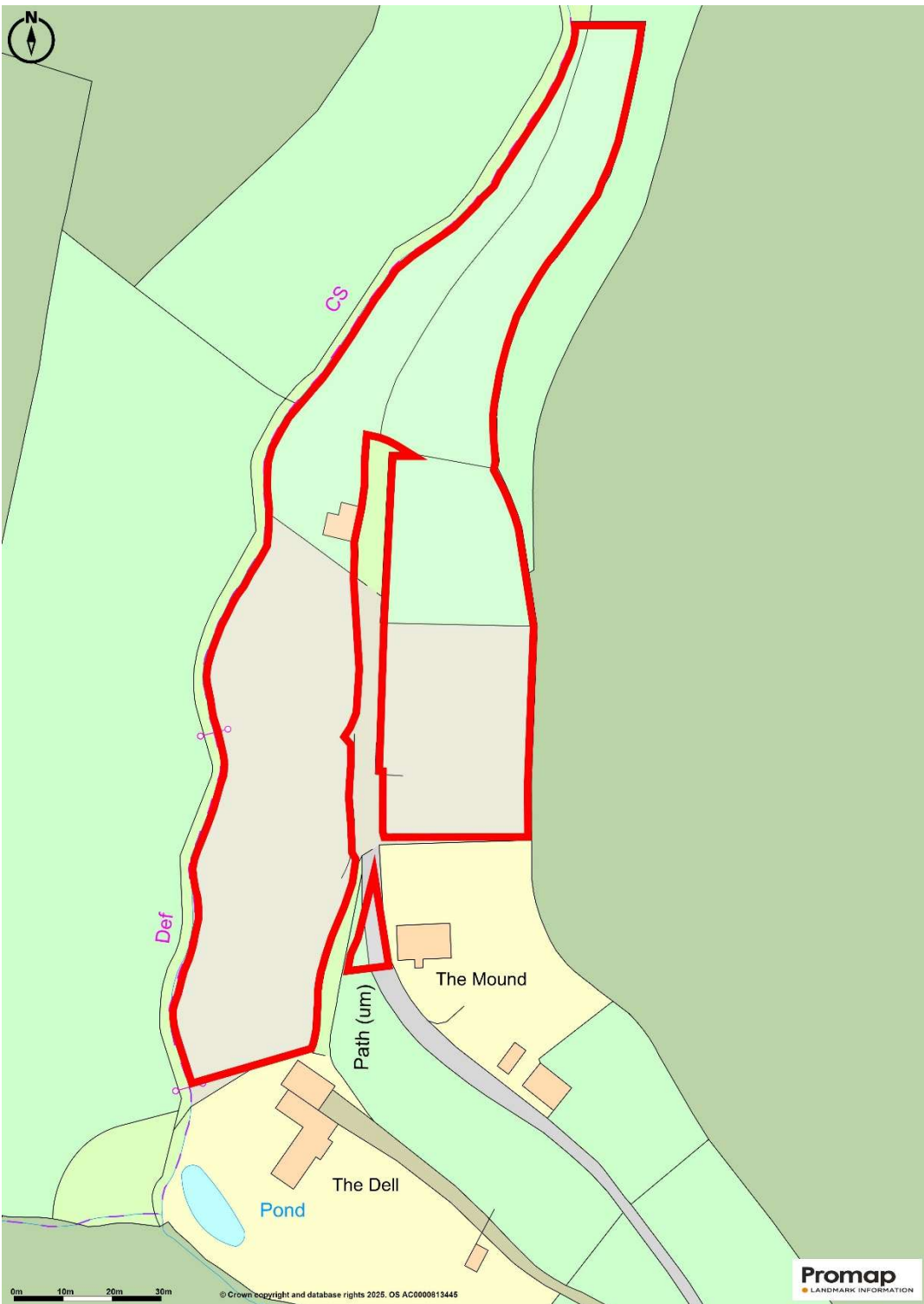


FIRST FLOOR PLAN scale 1:50EA3
0 1 2 3

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13 JUL 2015

GREEN LAKE DESIGN
DUNSTON GREEN WICKERSIDE







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