



Dormers, Malvern Road, Powick, Worcester,
Worcestershire WR2 4SN

**G HERBERT
BANKS**

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Dormers, Malvern Road, Powick, Worcester, Worcestershire WR2 4SN

- Comprising a detached three bedroom house with living accommodation extending to 2,338 ft² (217.2m²) to include the integral garage.
- In addition to the garden there is an adjoining field, with the whole extending to 4.795 acres.
- Planning in Principle for up to five dwellings approved at Appeal –

BN <https://plan.malvernhills.gov.uk/Planning/Display/M/24/01272/PIP>

- Live planning application in with Malvern Hills District Council for the 'Erection of three dwellings, new vehicular access and associated works'. Decision pending.
<https://plan.malvernhills.gov.uk/Planning/Display/M/25/02016/FUL>

For sale by Private Treaty
Guide Price £775,000

Situation

The property is conveniently located approximately halfway between the city of Worcester (4.7 miles) and the town of Great Malvern (3.7 miles), with both settlements offering good retail, leisure and educational amenities. From Worcester, or Malvern, you can take direct trains to Birmingham and London Paddington.

Description

Dormers, as it currently is, being a detached dwelling with the adjoining land, is a lovely property and that will undoubtedly attract interest from people that want it for what it is, rather than for the development potential

it offers. Others may be more interested in the Planning in Principle for five dwellings, or the possibility of the detailed planning (application submitted but not yet approved or refused) for three dwellings. There is potential and value in any of these options.

The dwelling is in need of some improvement, with at least a requirement for redecoration and new floor coverings throughout.

The dwelling is well laid out and more spacious than it first appears from the photographs – see the floor plan.

The adjoining land is a very attractive parcel of pasture which can be accessed from the dwelling to the south, or off Halfway Lane to the north.

Overage / Uplift Clause

An Overage / Uplift will be applied to the property allowing the vendor to receive 20% of the uplift in value should planning permission be granted for more than three additional (in addition to the existing dwelling) dwellings. This will also apply for a commercial planning permission.

Tenure

It is understood that the property is Freehold and that vacant possession will be given upon completion.

Services

It is understood that mains services are connected to the property to include water, electricity, drainage and gas. Please note that the central heating boiler is currently disconnected.

Local Authority

Malvern Hills District Council.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Rights of Way, Wayleaves & Easements

The property has vehicular access to Malvern Road (A449), as well as a second access to the field off a no through road known as Halfway Lane. 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

Directions

From Worcester head out on the Malvern Road (A449) heading southwest to Malvern. Drive through Powick and after a short distance you will pass the Halfway House (public inn) on your left hand side. Continue for a little further and you will see a large layby to your right. The property is located on your right just before the start of the layby.

What3words: ///meanwhile.sharper.officials









