

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Building Plot at Sunnymede, Gloucester Road, Welland. WR13

Offers Over **£225,000**

A Unique Opportunity To Purchase A Residential Building Plot Being Offered With Full Planning Permission For The Erection Of A Three Bedroomed Detached Bungalow With Grounds In The Heart Of This Popular And Much Sought After Village Location Of Welland.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



Regulated by

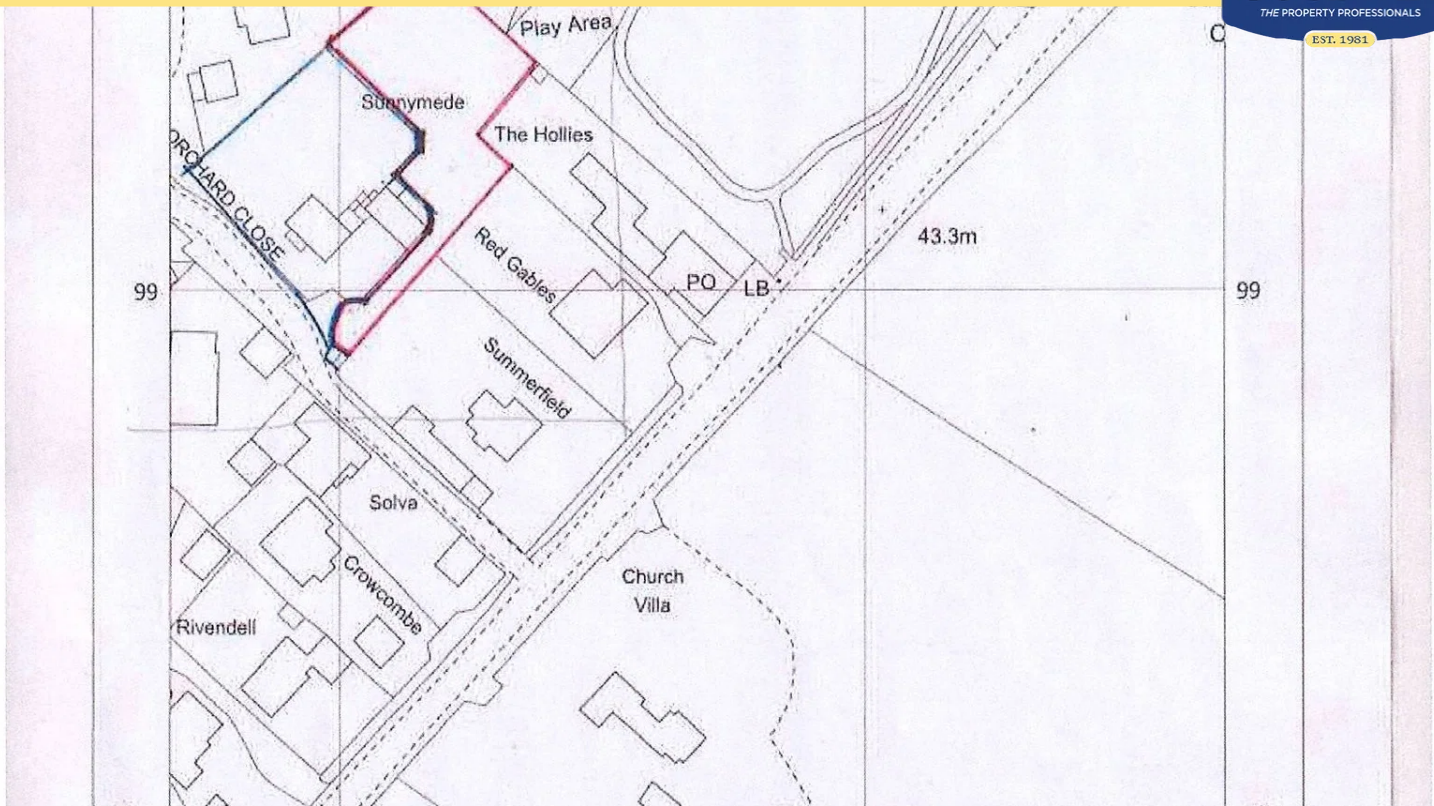
RICS

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Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



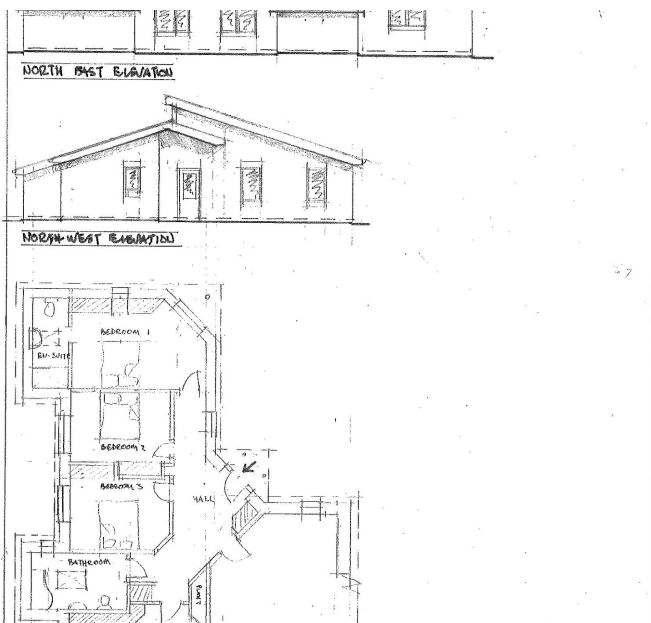
Location

The Building plot adjacent to Sunnymede occupies a fabulous central location within the popular and much sought after village of Welland yet enjoys a secluded and quiet setting. The village of Welland offers a host of amenities including local primary school, church, village hall and local shop with Post Office. Further and more extensive facilities are available in the nearby town of Malvern or city of Worcester.

Educational requirements are well catered for with the village primary school close by and a popular secondary school in nearby Hanley Castle. Private schooling is also well served with Malvern St James Girls' School and Malvern College in Great Malvern and Kings School in Worcester.

The area has plenty of sporting facilities including the Worcestershire Golf Club at Malvern Wells, leisure and spa facilities in Great Malvern as well as the area being criss-crossed with numerous footpaths and bridleways including Castlemorton common giving excellent views and access to the inspirational Malvern Hills.

Transport communications are excellent with easy access to junction 1 of the M50 and junction 7 of the M5 at Worcester. There is a mainline railway station in Great Malvern with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.





Description

The full planning permission allows for the bungalow to be built with the accommodation including a reception hallway, living room, open plan kitchen diner, master bedroom with ensuite, two further bedrooms and a family bathroom.

The property sits nicely within its grounds, generous in proportions and it benefits from its own private driveway leading down from a further private driveway which accesses just five other properties.

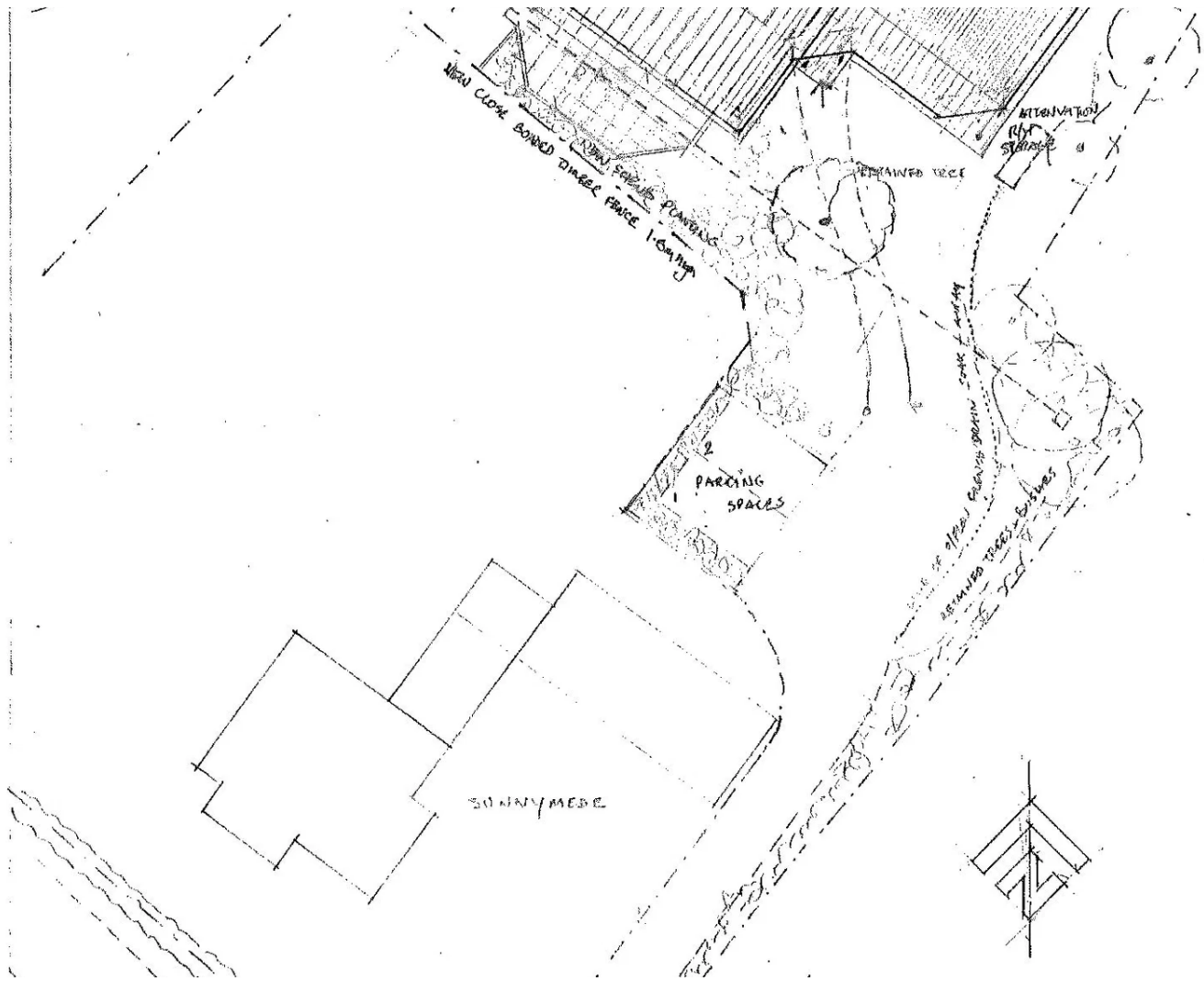
Full planning permission was granted by Malvern Hills District Council on 11th September 2024. Further details of the planning application, obligations and restrictions can be found at planning.malvern hills.gov.uk using the reference M/23/01086/FUL.

Within the planning permission is a section 106 agreement with a current estimation of £12,797 but this would have to be checked by any interested party.

It will be the developer's responsibility to erect a fence on the boundary of the two properties the type/style of which must be agreed with the owners of Sunnymede.

Maintenance of the main drive is shared with 5 other properties (covers hedge cutting etc.)





Services - It is understood that there is mains water in the main road and sewage is on site. There is also an electricity pole and telephone pole close by. Interested parties should make their own enquiries with the relevant authorities to establish the sustainability and cost of the connections to the site.

Directions - From the John Goodwin Malvern office proceed south along the A449 Wells Road towards Malvern Wells and Ledbury for 3.4 miles after which turn left onto the A4104, signed Welland and Upton upon Severn. Proceed for a further 2.3 miles upon reaching the staggered cross roads turn right onto the B4208. Proceed past the post office on the right hand side for approximately 0.1 mile and then take the right turn into Orchard Close. The plot adjacent to Sunnymede is the first drive on the right.

Council Tax - TBC

Viewing - Strictly by appointment to be made through the Agent's Malvern Office, Tel: 01684 892809
All appointments must be accompanied by the office.

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.