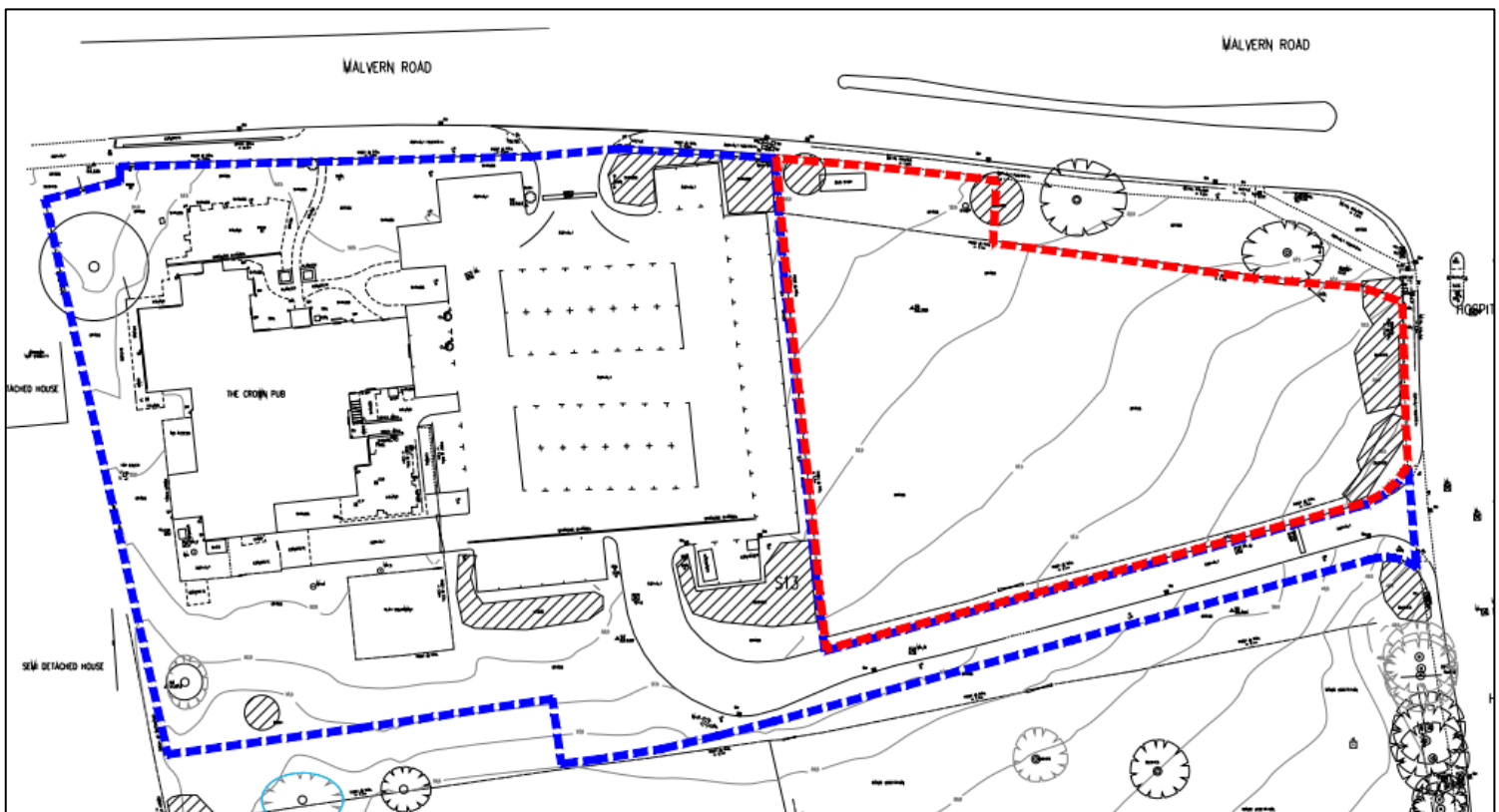


FOR SALE FREEHOLD – GUIDE PRICE £300,000 PLUS VAT
****ONLY UNCONDITIONAL OFFERS WILL BE CONSIDERED***
FOR THE SITE EDGED IN RED*

LAND ADJACENT TO THE CROWN INN, 21 MALVERN ROAD, POWICK, WORCESTERSHIRE, WR2 4SF



- Situated in the popular and desirable Worcestershire village of Powick
- Residential or roadside development opportunity, subject to achieving planning
- Land fronts Malvern Road (A449) and Hospital Lane
- Plot Size of circa 0.6 acres
- 19 new houses currently being built to the south of the site
- Likely to be of interest to developers, roadside retailers, builders and investors

Location

The development site is located in the village of Powick in the Malvern Hills district of Worcestershire, located 2 miles south of the city of Worcester and 4 miles north of Great Malvern.

The land is situated adjacent to The Crown Inn pub fronting Malvern Road (A449) and Hospital Lane. It is accessed via a newly created road to the south of the site off Hospital Lane. The land for sale is edged in red on page 1.

19 new houses which will be accessed off the same newly created road are currently being built to the south of the site.

The land represents an exciting opportunity to create an attractive residential scheme or roadside retail opportunity, subject to gaining the necessary planning permissions. Our client is potentially open to agreeing access rights into the land over their retained land which is edged in blue on page 1.

The land is likely to be of interested to developers, roadside retailers, builders and investors.

Tenure

Freehold. The site forms part of the pub's title and will be separated at the point of sale. The demise of the site is shown for guidance purposes on the Site Plan included on page 1 and outlined in red.

Planning & Development

Local Authority

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF.

Highways

Purchasers are advised to satisfy themselves of the specification of any Highways works.

CIL & S106

Purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

Guide Price

Unconditional offers invited in the region of £300,000.

VAT

VAT will be applicable on the sale of the site.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk



Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

Location Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

