

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)

**Land off St Andrew's Road, Great Malvern,
WR14 3PP**



- Brownfield site
- Located within settlement boundary
- Principle acceptance to residential development
- Freehold sale by Informal Tender
- Offers invited on a conditional (STP) basis
- 3.80 acres (1.54 hectares) approx.

Bruton Knowles

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF
01452 880000

Land off St Andrew's Road, Great Malvern

LOCATION

The property is located on the western side of St Andrew's Road, within the picturesque town of Great Malvern, Worcestershire.

Great Malvern is a thriving and expanding residential and business centre located in the lee of the spectacular Malvern Hills which are a prominent feature in the Worcestershire landscape. The A449 runs through the town providing connections to Worcester to the north some 8 Miles distant, and Ledbury to the south (8 miles). From Worcester there is access to the M5 motorway (J7) leading north to Birmingham and the West Midlands, which are within commuting distance, and south to Bristol and the M4 to London. Malvern has two railway stations (Great Malvern and Malvern Link) that provide a regular service to both Birmingham and London.

The town offers a range of facilities, to include a public swimming pool, cinema, theatre, shops including several independent shops and well renowned primary and secondary schools.

DESCRIPTION

Located on the southern fringe of Great Malvern, the site is accessed off St Andrew's Road (County Building Supplies entrance) extending to approximately 3.80 acres (1.54 hectares).

Existing residential development abuts the site to the north and east, with the Great Western Railway Line forming the boundary to the west of the site. The Malvern Hills provide a backdrop to the site, with Malvern Common located immediately to the south.

PRE-APPLICATION REPORT

An indicative scheme of 66 units has been put forward for consideration by Malvern Hills District Council. The response was a principle acceptance to residential development for the brownfield site, which is located within the settlement boundary.

SERVICES/ABNORMALS/INFRASTRUCTURE

Services are located adjacent to the site.

All technical information and documents relating to the sale of the land to include a copy of the pre-application report, topographical survey, buried services report, access appraisal, ground condition desktop report, Land Registry copy of registered title and conveyance can be found within a 'Data Room'. A preliminary ecology report and FRA are currently being drafted.

For access, please email:

harry.breakwell@brutonknowles.co.uk

VAT

VAT will be chargeable on the purchase price.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

Awaited

VIEWING

The site can be viewed from St Andrew's Road (County Building Supplies entrance). Access by appointment please.

TENURE

A third of the site is currently occupied by County Building Supplies Ltd, by way of a business tenancy agreement that expires on 31 August 2019. A S25 notice is to served by the vendor later this year, with vacant possession anticipated in September 2019.

TERMS

Conditional offers (STP) for the freehold of the Property are invited by way of Informal Tender, with bids to be received prior to **Noon on Friday 6th April 2018**. An 'Informal Tender Form' is available from the selling agent

**Subject to Contract
February 2018**



CONTACT

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Important Notice

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