

FOR OPTION/PROMOTION ONLY

## Land at Welland, Malvern, WR13 6LD

Site Area: Approximately 2.88 acres (1.17 Ha)

**BK**

Bruton  
Knowles

est.1862



# Strategic Land – For Promotion/Option Only

## LOCATION

The site is located to the south western edge of the sought after south Worcestershire village of Welland. The site fronts onto the B4208, approximately 6 miles to the south of Malvern, 15 miles to the south of Worcester, and 8 miles to the north west Junction 1 of the M50.

The 2011 census confirms a village population of 903, but there have been additional residential developments in recent years. The village supports a primary school, pre-school, post office/village shop, public house and village hall.

Regular bus services from the village connect to Worcester City.

## DESCRIPTION

The land edged in red and blue extends to approximately 2.88 acres and comprises the semi-detached house and garden of no.1 The Laurels (blue) and agricultural land to the rear (red). The agricultural land alone extends to approximately 2.6 acres.

Access into no. 1 The Laurels and the separate agricultural access into the field are both directly off the B4208. The road frontage is within the village's 30mph zone, and there are further houses between these accesses and the common land to the south west.

To the north east and south east the site is adjacent to existing residential development, including an adjacent (2017) planning permission for 3 dwellings (edged in green).

The site slopes gently downhill to the north west, to a watercourse.

## PLANNING

It is estimated this site could come forward for development in the medium term, offering a pragmatic development extension to the village. The local planning authority is Malvern Hills District Council.

The site is located adjacent to settlement boundaries to both its north eastern and south eastern boundaries. It is located in the Malvern Hills AONB.

## TERMS

The site, or part, is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Offers should be received by Bruton Knowles by **Noon on Wednesday 30<sup>th</sup> September 2020** via email to [robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk).

## VIEWING

Viewings strictly by appointment with Bruton Knowles.

**Subject to Contract**  
**August 2020**



**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.





## CONTACT

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