



## Barn with Residential Potential STP and Land

Barn and Land at Finchers Farm, Birchwood Road, Suckley, Worcs, WR6 5DT

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est. 1862

**CODE 5401**



# FOR SALE - Agricultural Barn and Land with Development Potential <sup>STP</sup>

Barn and Land at Finchers Farm, Birchwood Road, Suckley, Worcestershire, WR6 5DT

Extending to approximately 2.97 Acres (1.2 Hectares) – Potential for Conversion (Subject to Planning)

## LOCATION

The site is located in the picturesque village of Suckley in the Malvern Hills District of Worcestershire. The area benefits from a good level of amenity for its size with a Church, Village Shop and Post Office, several public houses, Village Hall, Nursery and Primary School as well as an all weather sports pitch for private hire.

Employment opportunities are easily accessible in Malvern, Worcester, Hereford, Cheltenham or other major towns in the West Midlands, making the village a prime rural commuter area .

Junction 7 of the M5 is located 13 miles to the east of the site at Whittington, Worcester, providing national links, further enhanced by Railway Services offered in Malvern and Worcester.

- **Malvern – 5 miles**
- **Worcester – 11 miles**
- **M5 Junction 7 – 13 miles**

## SUBJECT SITE

The subject site extends to approximately 2.97 acres, comprising a barn and agricultural pastureland which slopes towards Birchwood Road to the south west and the woodland area outside of the ownership to the south of the site. The boundaries comprise mature hedgerows and trees. The north western boundary separates the site from the additional grazing land adjacent which rises to Finchers Farm. A footpath runs just outside of the southern boundary.

The respective barn comprises a steel portal frame with a corrugated cement roof and partial internal breezeblock walls. The rear elevation of the barn is clad with corrugated metal sheets. The northern and southern elevations are open ended to the elements, with partial corrugated cladding characterising the main elevation.

Access is provided in the south western corner via an established agricultural gateway off Birchwood Road.

- **Site Area – 2.97 Acres (1.2 Ha)**
- **Barn Length – 18.3m approx.**
- **Barn Width – 5.9m approx**
- **Barn Floor to Eaves – 3.2m approx**

A video tour is also available here: <https://vimeo.com/647720622>

## PLANNING

The Local Planning Authority is Malvern Hills District Council. The land and property are currently in Agricultural Use.

The building appears to have possible scope for conversion/redevelopment– subject to planning policy and planning permission being forthcoming. We recommend that parties undertake their own enquiries with regards to planning.

The site is located within the Malvern Hills Area of Outstanding Natural Beauty.

## SERVICES

It is assumed that mains services may be present Birchwood Road to service nearby dwellings. Parties are to undertake their own enquiries. The wider holding benefits from mains electricity and water.

## TENURE

Freehold with Vacant Possession. Overage will not be sought against a future consent.

## GUIDE PRICE

Guide Price £100,000.

## METHOD OF SALE

The property is for sale by Informal Tender with Best and Final Unconditional offers to be submitted by **Noon Thursday 13<sup>th</sup> January 2022** to [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

Please email [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk) for a Tender Form

## VAT

The property has not been elected for VAT.

## VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

## SUBJECT TO CONTRACT – NOVEMBER 2021

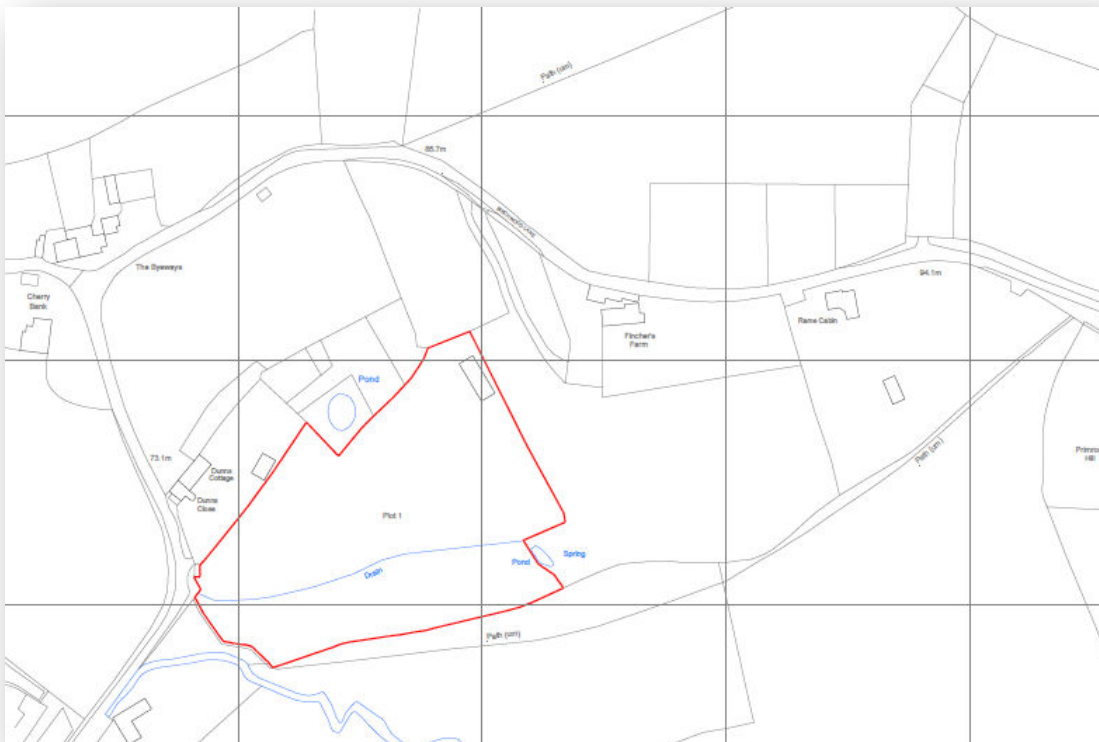


**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



# Agricultural Barn and Land at Suckley

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