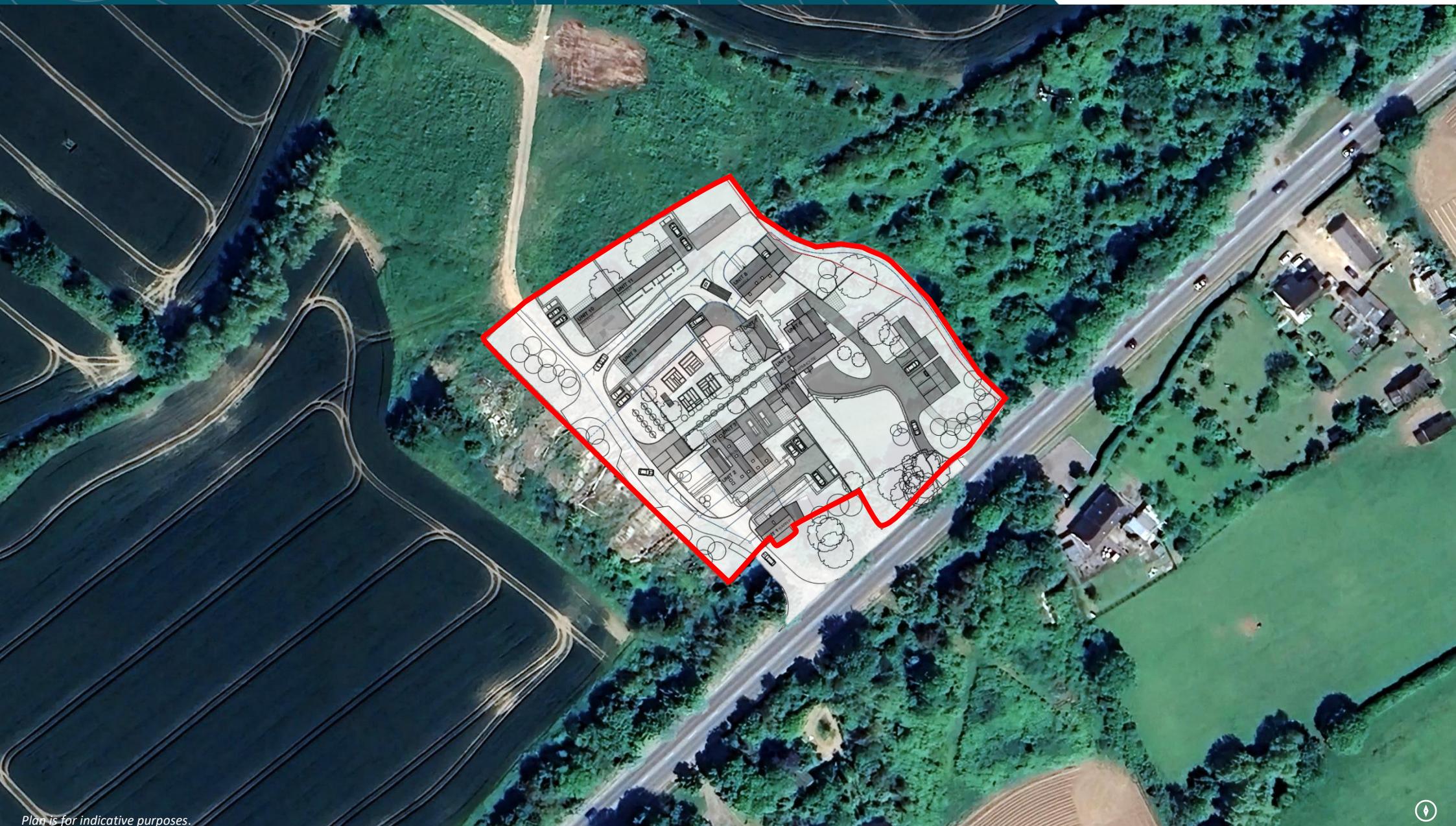


RESIDENTIAL DEVELOPMENT OPPORTUNITY

Newland Court, Worcester Road, Malvern, WR13 5BA



Plan is for indicative purposes.

FOR SALE

brutonknowles.co.uk

DEVELOPMENT OPPORTUNITY

Newland Court, Worcester Road, Malvern, WR13 5BA



OVERVIEW

Bruton Knowles have been formally instructed to market a unique development opportunity to acquire a farmstead with detailed planning permission for 11 dwellings, located within close proximity to the desirable town of Malvern.

In summary:

- Detailed planning permission for 11 dwellings
- Site area of approximately 1.99 acres
- Offers in excess of £1,100,000

LOCATION

Newland Court is a farmstead within the parish of Newland, around 0.7 miles northeast of Malvern Town, 3 miles from Great Malvern town centre and 6.5 miles from Worcester City Centre. The site is accessed directly from the A449 Worcester Road, which runs along its frontage. The location is particularly well located for easy access to motorway and other transport links, in particular the A449, A4103 and the M5 motorway (J7).

Malvern Town is a quintessential Spa town, which benefits from an array of independent shops, bars and restaurants. There are a number of leading independent schools within the area to include Malvern College, Malvern St James and The Downs, Malvern.

DESCRIPTION

The subject site relates to a farmstead referred to as Newland Court, comprising a Grade II Listed Georgian Farmhouse and farmyard located off the A449. The Farmhouse is set back from the road with a large garden and a private vehicular entrance and driveway. A further access point is located along the A449, providing a separate access to the farmyard. The farmyard comprises a range of traditional brick-built barns. The farmstead is surrounded by agricultural land to the east, north and west with the nearest neighbouring residential properties located adjacent.

PLANNING APPROVALS

The site falls within the administrative area of Malvern Hills District Council and benefits from the following relevant consents:

- **20/00590/FUL** - Subdivision and extension of existing dwelling and conversion of agricultural buildings to form a total of 8 dwellings (7 additional dwellings) and associated work – *Approved 26th January 2022 and implemented 23rd January 2025*.
- **20/00591/LB** – Internal and external alterations to facilitate the subdivision and extension of existing dwelling and conversion of agricultural buildings to form a total of 8 dwellings (7 additional dwellings) and associated works. – *Approved 24th November 2021*
- **24/01593/LB** – Internal and external alterations to facilitate the subdivision and extension of existing dwelling and conversion of agricultural buildings to form a total of 8 dwellings (7 additional dwellings) and associated works – *Approved 3rd February 2025*

N.B. As a result of delays in getting the S106 agreed the Listed Building consent approved under 20/00591/LB expired on 24th November 2024. As such, an additional application under reference 24/01593/LB was submitted and approved in February 2025. Planning permission 20/00590/FUL was implemented on 23rd January 2025.

- **M/22/01831/FUL** – Proposed refurbishment and change of use of agricultural and ancillary farm buildings associated with a grade II listed farmhouse to become residential, to form a total of 3 dwellings and a carport. Referenced as barns R, F, J & G – *Approved 15th December 2023*
- **M/22/01831/LB** - Proposed refurbishment and change of use of agricultural and ancillary farm buildings associated with a grade II listed farmhouse to become residential, to form a total of 3 dwellings and a carport. Referenced as barns R, F, J & G. - *Approved 15th December 2023*

SERVICES

The site is connected to mains water and has a 3-phase electric connection. We understand gas is situated out onto the main road, however, we have not carried out any tests in this regard and recommend purchasers undertake their own investigations.

CIL / S106 LIABILITY

Planning permissions 20/00590/FUL and M/22/01831/FUL will be liable for CIL at the prevailing rate which is £40 / m². A Deed of Variation to the S106 forming part of 20/00590/FUL has been agreed to remove the affordable housing provisions.

METHOD OF SALE

The Freehold is offered For Sale. Unconditional offers should be received by Bruton Knowles via email to Harry Breakwell: Harry.Breakwell@brutonknowles.co.uk

A planning link is available with information submitted as part of the planning applications. Please email Lauren.gaunt@brutonknowles.co.uk for further information.

GUIDE PRICE

Offers in excess of £1,100,000

LEGAL

Each party is to meet their own professional fees.

VIEWINGS

Viewings strictly by appointment only.

SUBJECT TO CONTRACT – JULY 2025

DEVELOPMENT OPPORTUNITY

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PROPOSED SCHEME

The site benefits from detailed planning permission for the subdivision and conversion of Grade II Listed farmhouse to three dwellings and the farm buildings into eight dwellings, making a total of eleven dwellings.

The proposed scheme detailed below has been approved under both 20/00590/FUL and M/22/01831/FUL and comprises the following proposed accommodation:

- **Farmhouse:** The farmhouse will be divided into 3 homes, each provided with a private garden and/ or courtyard. 1 x 2no. bedroom and 2 x 4 no. bedroom.
- **Barn I:** 1 no. bedroom bungalow
- **Barn K:** 3 no. bedroom detached dwelling
- **Barn N:** 2 x semi-detached dwellings of 4no. and 3 no. bedrooms
- **Barn P:** 1.5 storeys 2/3no. bedroom detached dwelling
- **Barn R:** 2 no. bedroom semi-detached dwelling
- **Barn F:** 2 no. bedroom semi-detached dwelling
- **Barn G:** 2 no. bedroom detached dwelling
- **Barn J:** Car port



Not to scale.

FOR SALE



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DEVELOPMENT OPPORTUNITY

Newland Court, Worcester Road, Malvern, WR13 5BA



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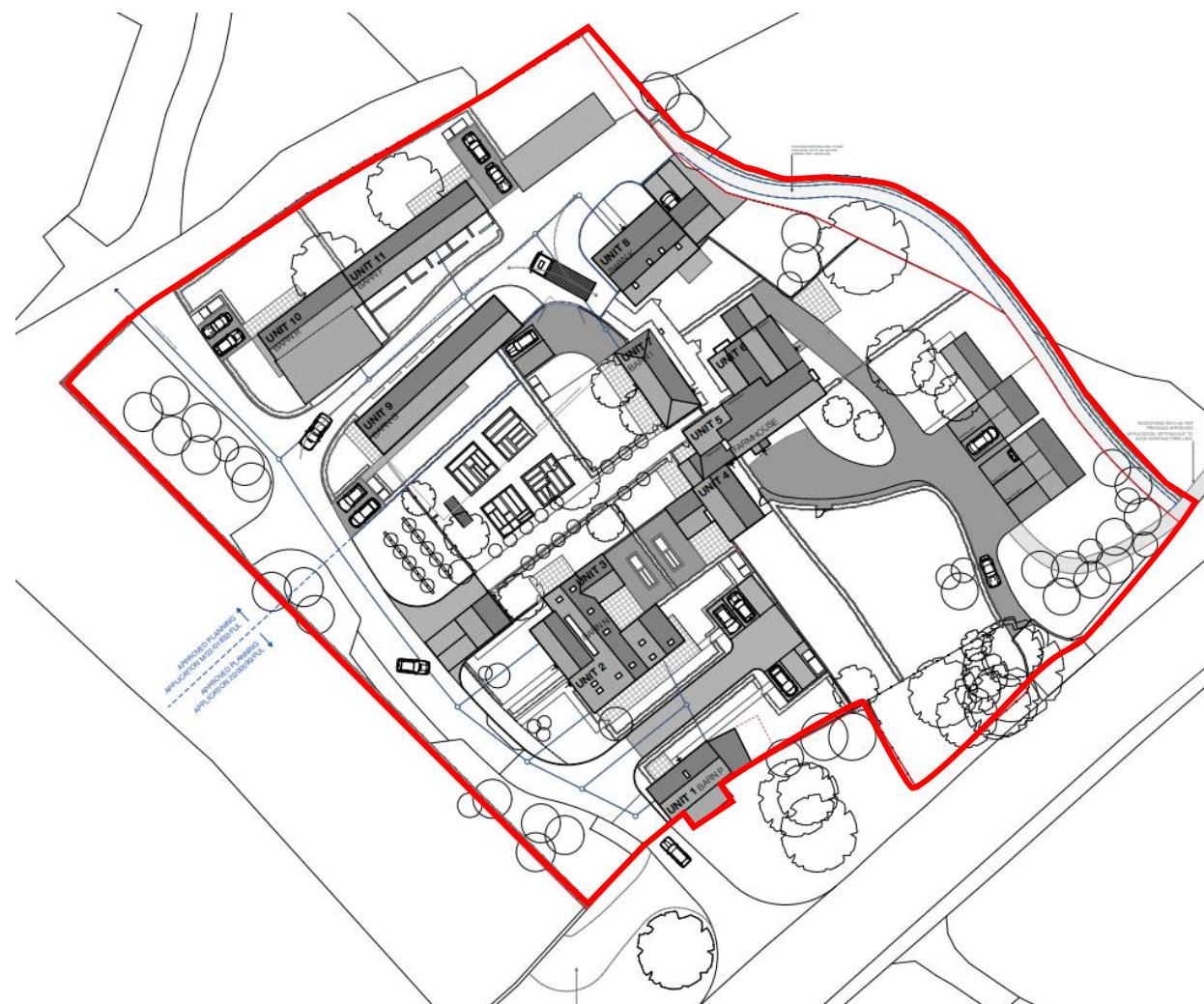
E: Lauren.Gaunt@brutonknowles.co.uk

Gloucester office:

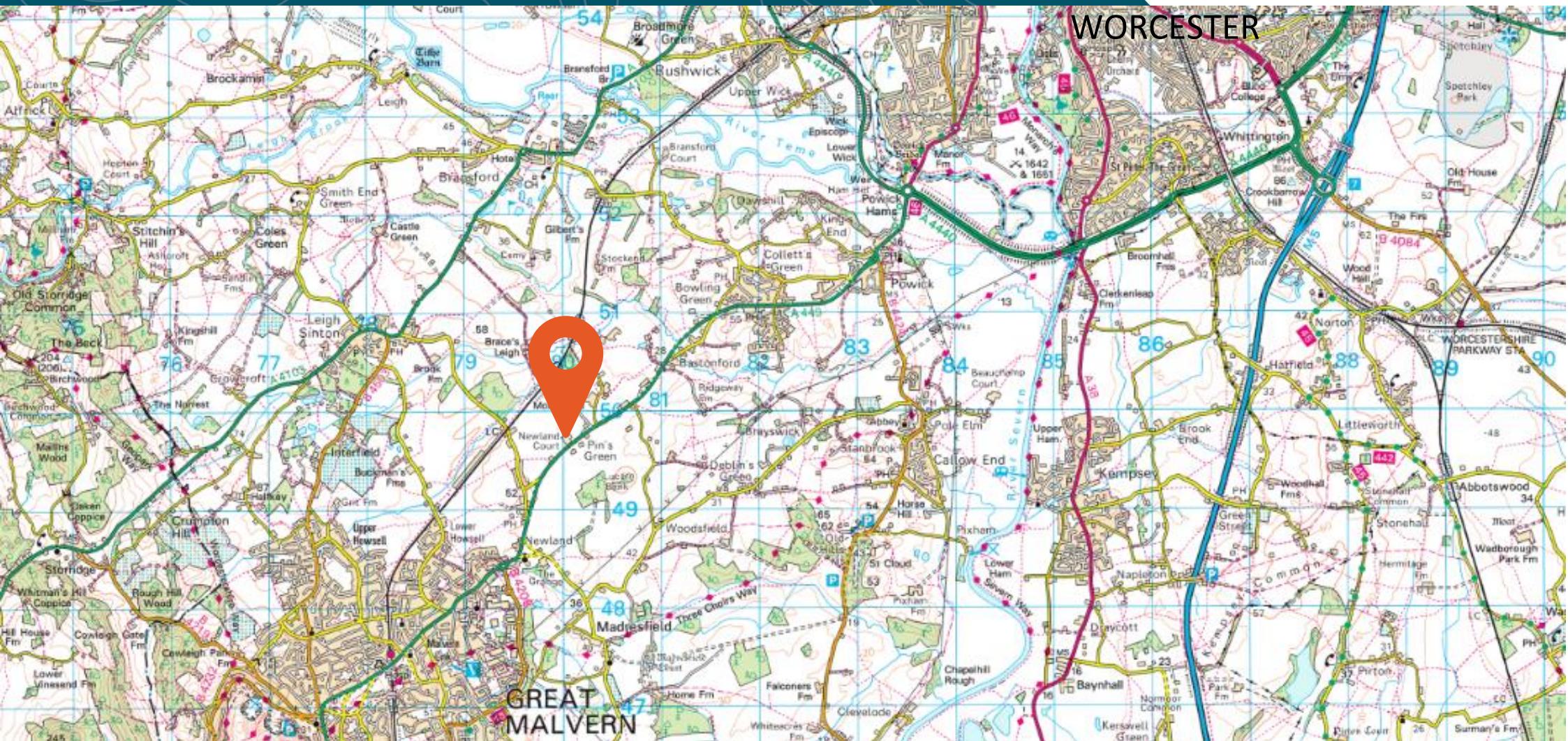
Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



Plan is for indicative purposes.



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 registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

FOR SALE

Regulated by

RICS


**The Property
Ombudsman**

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