

# FOR SALE

## Development Opportunity

Land off St Andrews Road, Malvern WR14 3PP



**BRUTON  
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- Former Railway Goods Yard
- Positive pre-application for residential and commercial development
- Approximately 2 acres (0.81 ha)
- Freehold Sale by Informal Tender
- Unconditional offers invited by Noon on Wednesday 26<sup>th</sup> November 2025

Plan is for indicative purposes.

**The Leap**



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## SUMMARY

- Positive pre-application response for commercial and residential development.
- Approximately 2 acres (0.81 ha)
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## LOCATION (WR14 3PP)

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, supermarkets, several independent shops and well renowned primary and secondary schools.

What 3 Words - //sofa.gosh.rams

## DESCRIPTION

Located on the southern fringe of Great Malvern, the site is accessed off St Andrew's Road (County Building Supplies and Network Rail entrance) extending to approximately 2 acres (0.81 hectares). The northern part of the site, towards the eastern boundary, is elevated with spoil and covered with dense vegetation.

The area outlined in blue on the plan at page 3 is to be retained as a Network Rail compound. A right of access is to be reserved as per the hatched area.

Existing residential development abuts the site to the north and east, commercial immediately to the south, and 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.

## PLANNING

The site falls within the administrative area of Malvern Hills District Council. The site has formerly been used for storage.

The site is unallocated within the South Worcestershire Development Plan and is regarded to be brownfield land. The site is within the settlement boundary.

A **Pre-Application** for both residential and commercial (Class E (g) (iii)) development has been sought. The Local Planning Authority have confirmed both uses would have 'in principle' support. Reference M/25/01125/PA and M/25/01122/PA respectively.

## SERVICES/ABNORMALS/INFRASTRUCTURE

We understand mains services are located off St Andrews Road, however, we have not carried out any tests in this regard.

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, Land Registry copy of registered title and conveyance can be found within a 'Data Room'.

## LEGAL INFORMATION

The property is subject to an overage of 50% of the uplift in value between the Existing Use Value and the Land Value on

implementation of planning. The overage is payable on the implementation of planning permission.

Purchaser responsible for securing site at the boundaries to a suitable specification.

## LEGAL & AGENCY FEES

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

The purchaser is to contribute £5,000 + VAT towards the vendor's land agent's fees.

## VAT

VAT will be chargeable on the sale.

## VIEWING

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

## DATA ROOM

A 'Data Room' has been prepared that provides technical and planning information. Please email [Harry.Lea@brutonknowles.co.uk](mailto:Harry.Lea@brutonknowles.co.uk) for Data Room access.

## TERMS

The freehold of the site is offered for sale by informal tender.

Unconditional offers are invited by **Noon on Wednesday 26<sup>th</sup> November 2025**.

Offers should be sent via email to Harry Lea:  
[Harry.Lea@brutonknowles.co.uk](mailto:Harry.Lea@brutonknowles.co.uk)

## SUBJECT TO CONTRACT

**October 2025**

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### Contacts:

**Harry Lea MRICS**

**T:** 07803 022354

**E:** Harry.Lea@brutonknowles.co.uk

**Harry Breakwell MRICS**

**T:** 07825 842626

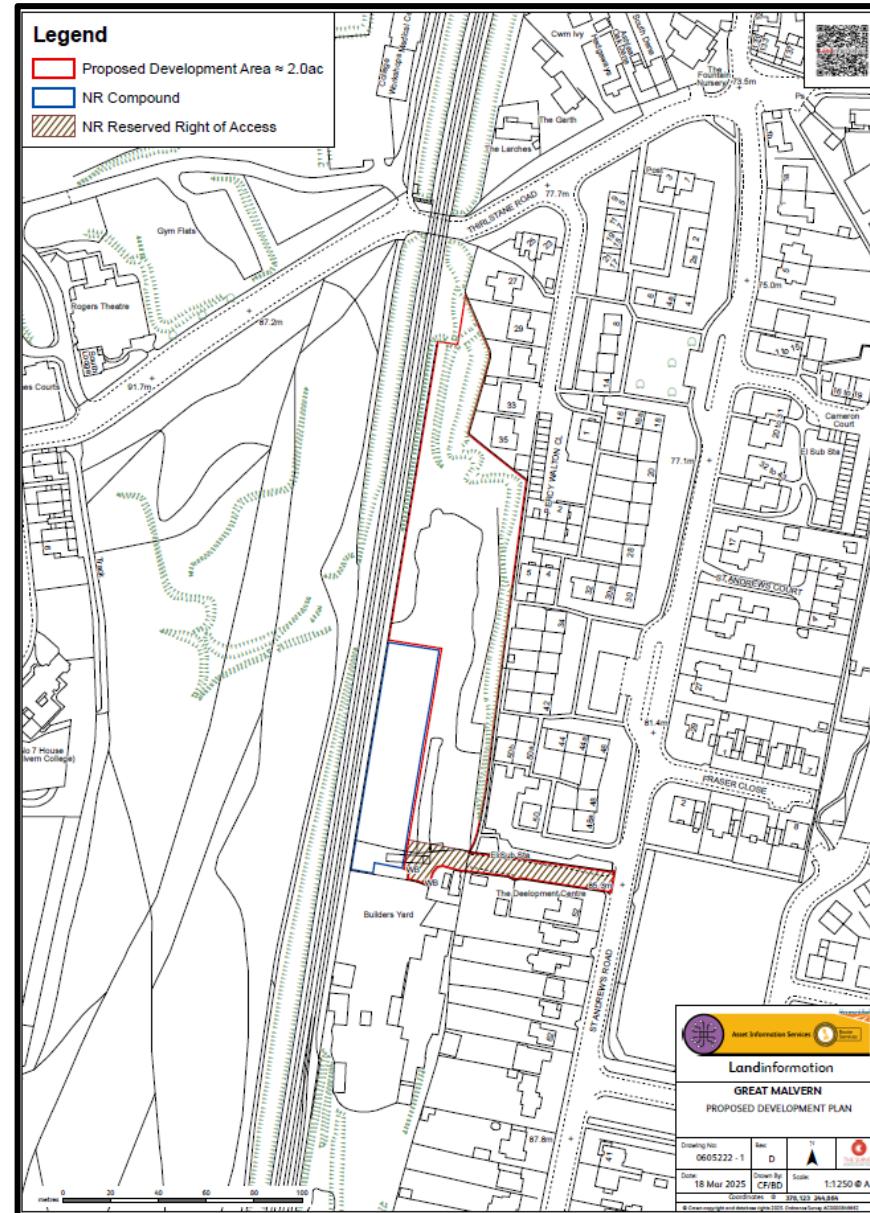
**E:** Harry.Breakwell@brutonknowles.co.uk

### Gloucester office:

Olympus House, Olympus Park, Quedgeley,

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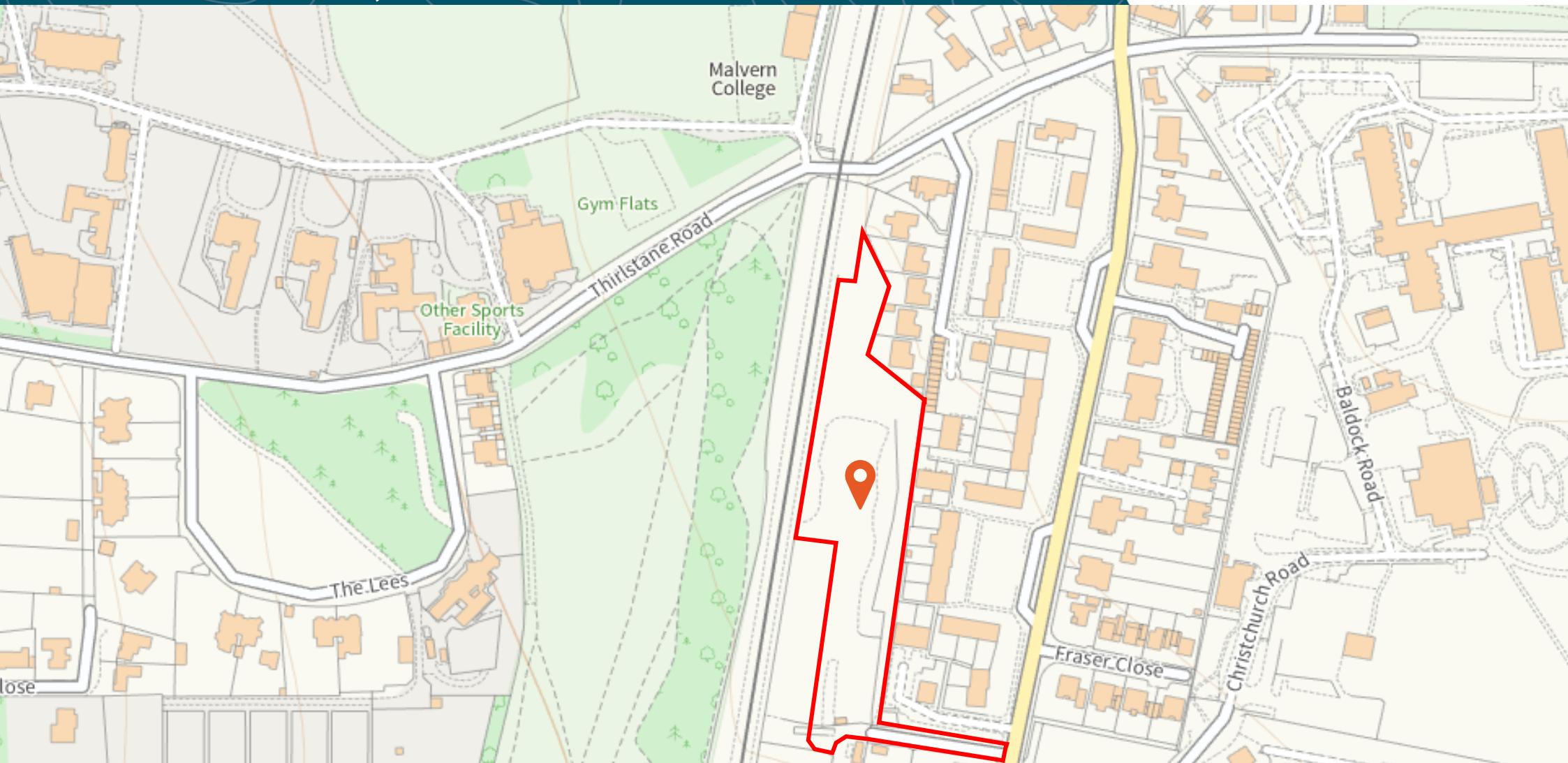
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 The Property  
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