

FOR SALE

A unique development opportunity

Edith Walk, Great Malvern, WR14 4QS



- Full planning permission for:
 - 17 no. dwellings, including 11 no. houses and 6 no. flats
 - 3 commercial units
- Approximately 1.07 acres (0.433 ha)

For indicative purposes only



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LOCATION

The site is located within the town centre of Great Malvern, off Edith Walk Road and Worcester Road. The central position of the site allows for easy access to all of the shops, facilities and amenities that the town has to offer. The surrounding area offers an attractive blend of independent shops, cafés, cultural venues and open green spaces, all set against the backdrop of the Malvern Hills Area of Outstanding Natural Beauty, making this a highly desirable and well-connected location for residential development. The main train station is also within walking distance and provides direct links to Worcester, Hereford and Birmingham.

DESCRIPTION

The site itself extends to approximately 1.07 acres (0.43 ha) and comprises a tarmac car park which slopes downwards from the west of the site through to the east. There is also a small set of garages and two boarded-up commercial premises on the site, with a number of overgrown trees/shrubs which are dotted throughout.

Existing access to the site can be gained through an off-road from Worcester Road which borders the site's western edge, and off Edith Walk which borders the south of the site. Directly west of the site is the Foley Arms Hotel, Nation Wide Bank and Barclays Bank. Bordering the site's western boundary is Waitrose & Partners and bordering its northern boundary are private gardens associated with the buildings along Worcester Road.

PLANNING

The site falls within the administrative area of Malvern Hills District Council and benefits from the following approved planning application:

- **20/00074/FUL** – Demolition of four buildings and the erection of 17 dwellings, including 11 dwelling houses and 6 flats, and 3 commercial units (flexible uses within Use Class E – commercial, business and service) alongside access, landscaping and other associated works. *Approved 27th May 2022, subject to conditions, a number of which has now been discharged.*

There have been a number of Non-Material Amendments to application 20/00074/FUL which can be found within the Data Room along with the discharged conditions.

THE PROPOSED SCHEME

This detailed planning application proposes the erection of up to 17 no. dwellings which includes 11 no. townhouses, and 6 no. flats along with 3 flexible commercial/retail units. The accommodation comprises a mix of 1, 2, 3 and 4-bedroom units, including 16,338 sqft of townhouse and 5,318 sqft of flat accommodation accompanied by 2,706 sqft of ground floor retail space. Following a viability exercise and discussions with the planning officer, there was an agreement that there are to be no affordable units on this scheme.

Access

The existing access to the site from Worcester Road and Edith Walk will remain, however the access from Edith Walk and through the site has been altered slightly.

SECTION 106 (S.106) AGREEMENT

The application is subject to a signed S.106 Agreement, dated 13th May 2022. A copy of this document can be found in the data room.

SERVICES

Parties are to make their own enquiries as to the availability of services and we have not made any investigations in this regard.

A site investigation has been undertaken, and a copy is provided within the Data Room.

LEGAL

The site is registered under the Freehold Titles WR113859 and WR202923.

The purchaser is to contribute **£10,000 + VAT** towards the vendor's legal fees.

Note – in order to allow the proposed development to proceed there is a Deed of Release and Grant of Easements in relation

to a right of way whereby a payment is required to release the existing rights of way. This payment has been made; new rights of way have been granted in accordance with this Deed.

VAT

The landowner retains the ability to opt to tax.

VIEWING

Viewings are strictly via prior appointment with Bruton Knowles.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email jack.moulsdale@brutonknowles.co.uk

METHOD OF SALE & TERMS

The freehold sale of the site is offered for sale by way of private treaty. Offers are invited on an unconditional basis.

Offers should be sent via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

SUBJECT TO CONTRACT – JULY 2026

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Contact:

**Harry Breakwell BSc (Hons)
MSc MRICS**

Partner

T: 07825 842626

E: Harry.breakwell@brutonknowles.co.uk

**Jack Mouldsdales BSc (Hons)
MRICS**

Associate

T: 07395 887390

E: Jack.mouldsdales@brutonknowles.co.uk

Gloucester office:

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

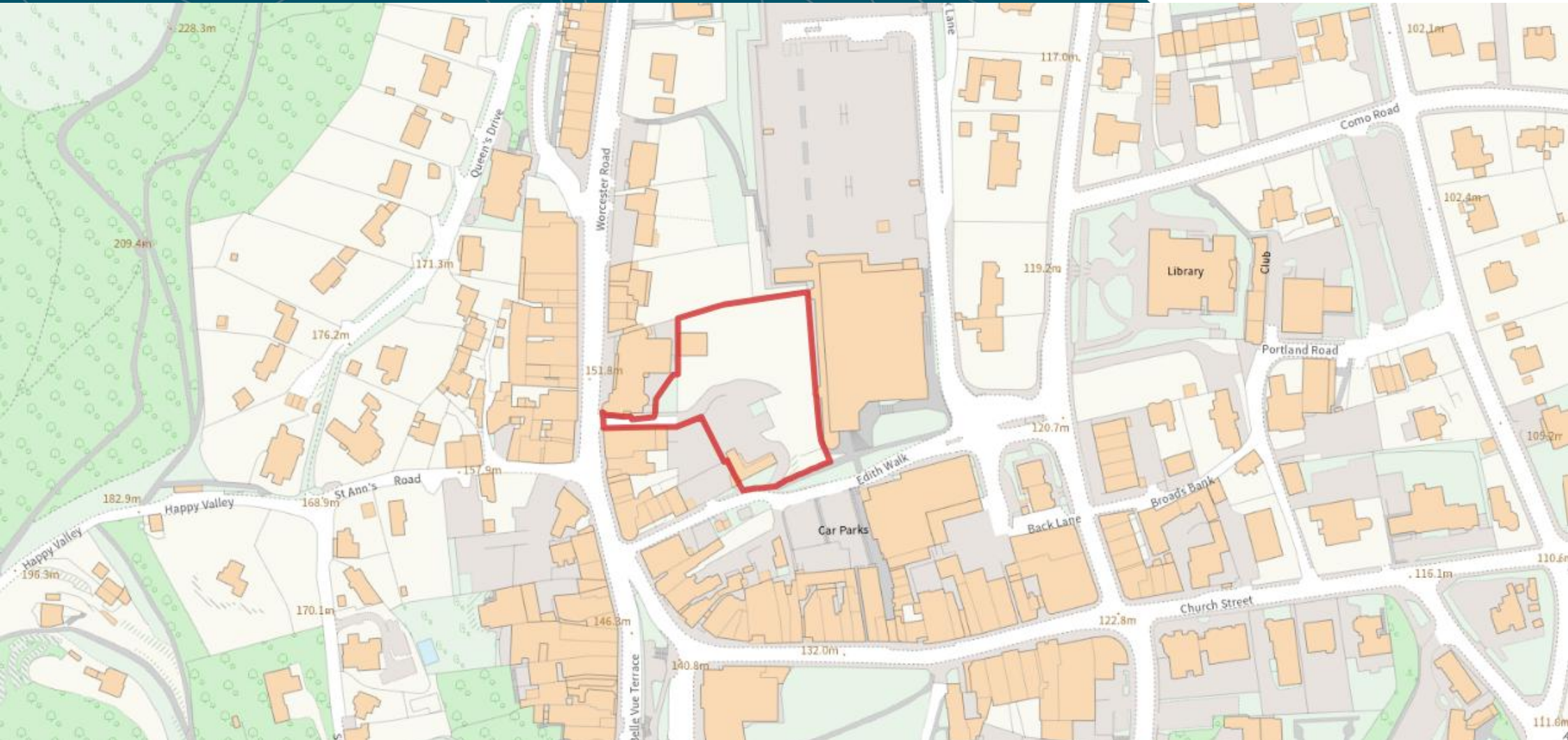
T: 01452 880000



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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.

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