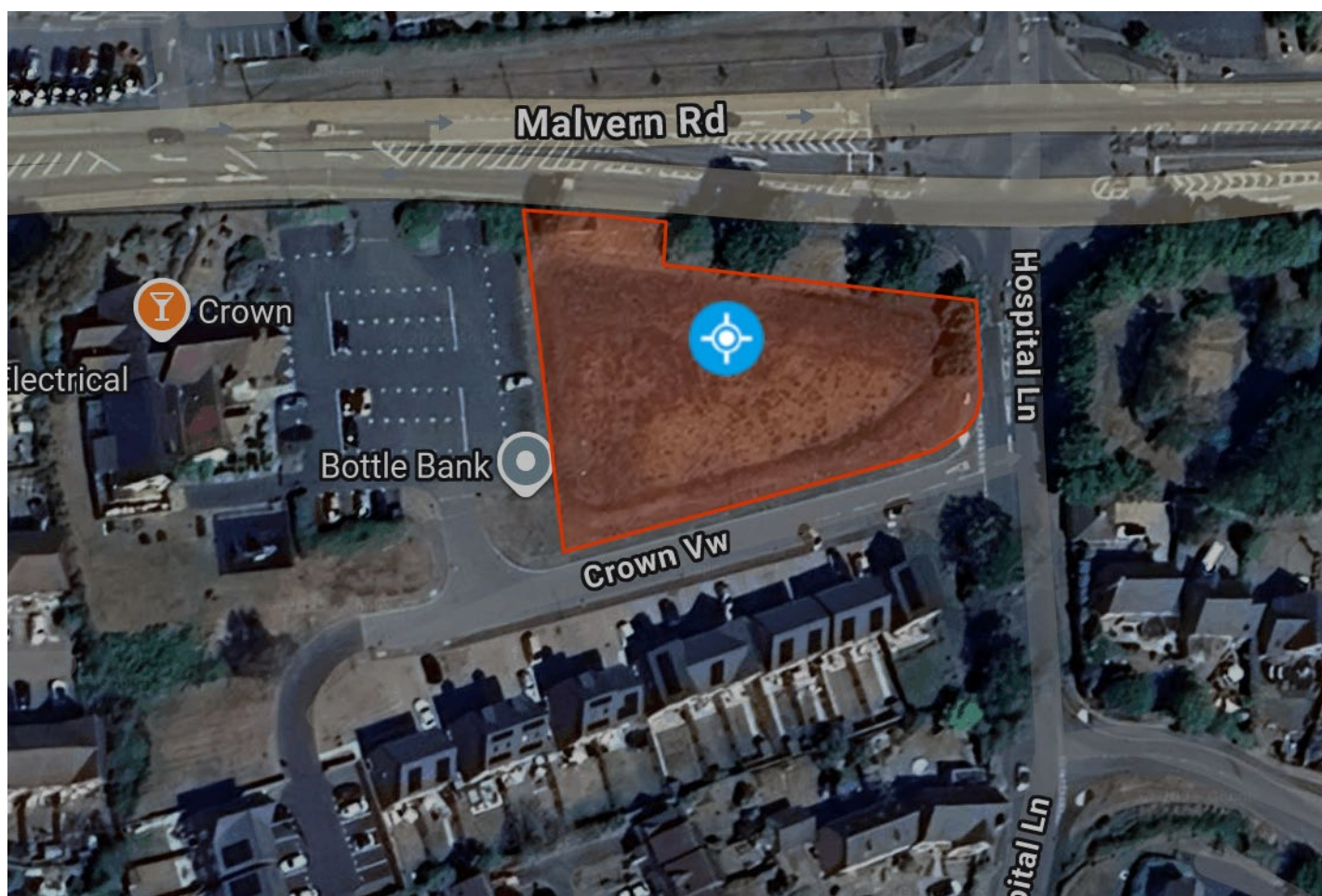


FOR SALE FREEHOLD – OIEO: £315,000 + VAT
LAND ADJACENT TO THE CROWN INN, 21 MALVERN
ROAD, POWICK, WORCESTERSHIRE, WR2 4SF



- Situated in the popular and desirable Worcestershire village of Powick
- Residential or commercial development opportunity, subject to achieving planning
- Land fronts Malvern Road (A449) and Hospital Lane
- Plot Size of circa 0.59 acres
- 19 new houses recently built to the south of the site
- Positive pre-app response obtained for a retail led scheme
- Daily traffic flows in excess of 15,000 vehicles
- Likely to be of interest to developers, roadside retailers, EV operators and investors

Location

The development site is located in the village of Powick in the Malvern Hills district of Worcestershire, located 2 miles south of the city of Worcester and 4 miles north of Great Malvern.

The land is situated adjacent to The Crown Inn pub fronting Malvern Road (A449) and Hospital Lane. It is accessed via a newly created road to the south of the site off Hospital Lane.

19 new houses which are accessed off the same newly created road have recently been built to the south of the site.

The land represents an exciting opportunity to create an attractive residential scheme or roadside retail opportunity, subject to gaining the necessary planning permissions.

The land is likely to be of interest to developers, roadside retailers, EV operators and investors.

Tenure

Freehold. The land is held under Title Number WR98842 and the Title Plan is included on page 3.

Planning & Development

Local Authority

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF.

Pre-application advice has been sought for a convenience store development with electrical vehicle charging hub. Further details are available on request.

Highways

Purchasers are advised to satisfy themselves of the specification of any Highways works.

CIL & S106

Purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

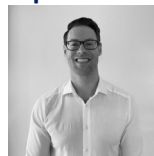
VAT

VAT will be applicable on the sale of the site.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk

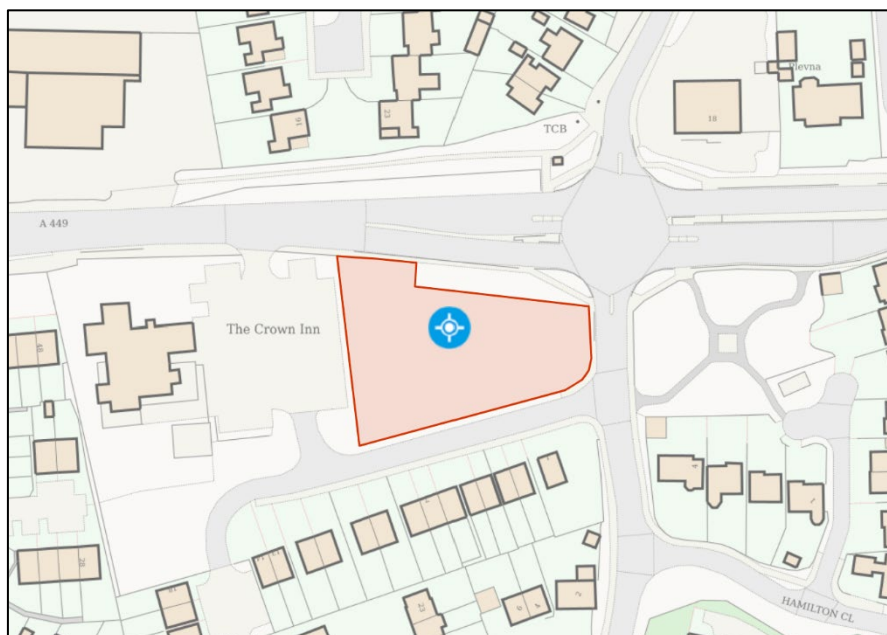


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

Location Plan



Site Plan



Important notice

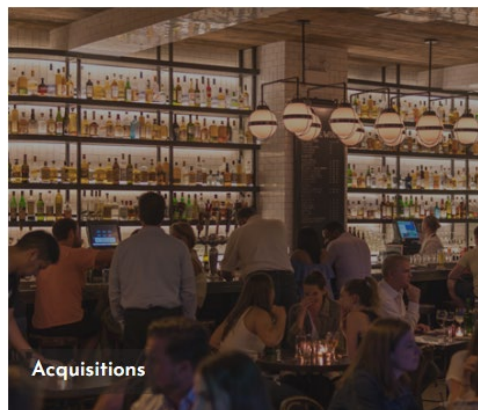
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

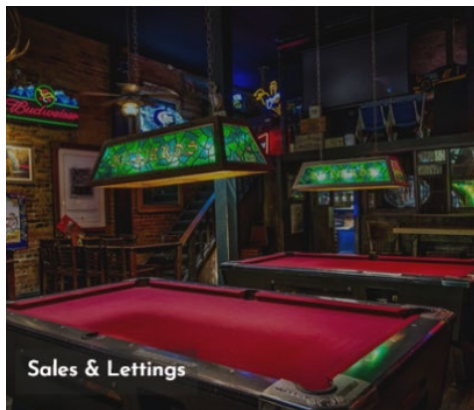
Indicative Plans



Our Services & Offices



Acquisitions



Sales & Lettings



Asset & Estate Management



Lease Advisory



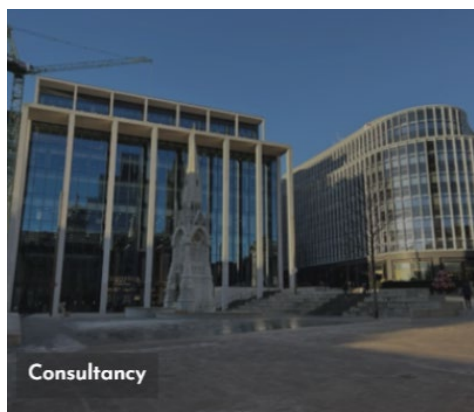
Valuation



Appraisal & Development



Expert Witness



Consultancy

