JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981



AN INTERESTING OPPORTUNITY TO PURCHASE A BUILDING PLOT WITH FULL PERMISSION FOR THE ERECTION OF A SUBSTANTIAL DETACHED PROPERTY SET OVER THREE FLOORS WITH AN ESTIMATED SIZE IN EXCESS OF 2700 SQUARE FOOT IN A PRIME LOCATION WITHIN THE GREAT MALVERN CONSERVATION AREA

Northcot – Guide Price £395,000

Como Road, Great Malvern, Worcestershire, WR14 2TH

4 2 4

RICS

Northcot

Location & Description

Located in an extremely convenient position less than five minutes walk from the centre of Great Malvern where there is a comprehensive range of amenities including, shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the splash leisure pool and gymnasium, Manor Park Tennis Club, many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and from the network of paths and bridleways that criss-cross the Malvern Hills.

Transport communications are excellent with a mainline railway station in Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The area is served by an excellent bus network connecting the local areas.

Property Description

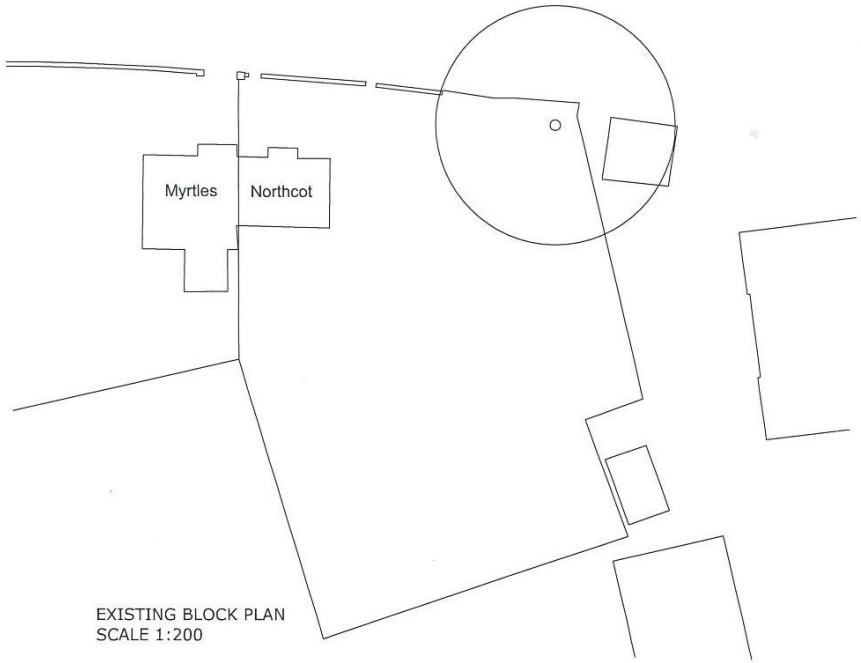
Set within this prestigious road within the historic hillside town of Great Malvern, Northcot offers a wonderful development opportunity with full planning permission which was approved in December 2022 for the erection of a large detached house set over three floors offering flexible and versatile space with an estimated SqFt in excess of 2,700.
Once built and from the current plans the property will offer an open plan living room complete with kitchen, utility room, cloakroom, office and separate sitting room. Over the first and second floors are four bedrooms, all with ensuites and the property is set within its own grounds complete with parking and garaging.

Planning Permission Information

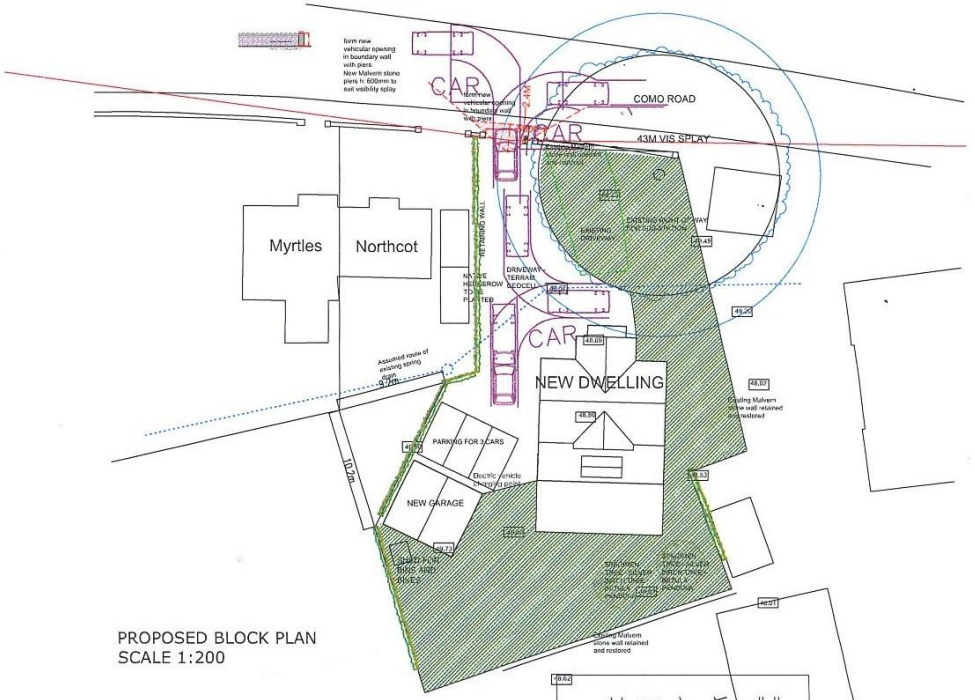
Full planning permission has been granted for this development and further information can be found on the Malvern Hills planning website under the application number M/22/00643/FUL & M/23/01763/FUL.



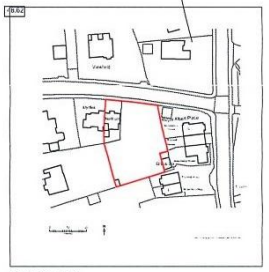
Offices available at Ledbury, Malvern, Upton, Colwall & London
@JGoodwinFRICS
@JGoodwinFRICS
www.johngoodwin.co.uk



EXISTING BLOCK PLAN
SCALE 1:200



PROPOSED BLOCK PLAN
SCALE 1:200



OS PLAN 1:1250

NICKCARROLLARCHITECTS

NORTH

DRAWING TITLE: EXISTING AND PROPOSED PLANS - OS PLAN
CLIENT: ROE
PROJECT: NORTHCOT
SCALE: 1:200 1:200 1:1250 @A1
DATE: JAN 2023

DRAWING NO: 2302 / P / 01f

Directions

From our Malvern Office, proceed down Church St to the traffic lights and turn left into Graham Road. Go through the next set of traffic lights and turn right into Como Road just after the Library. Go straight across Victoria Road and the property can be found on the right hand side as indicated by the agents for sale board.



Services

It is understood that there is mains water, electric and drainage available in the adjacent Como Road. However, we are unsure as to whether these have been connected to the site and it would advised that interested parties should make their own enquiries with the relevant authorities.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

Council Tax TBC

EPC

TBC

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809
13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.