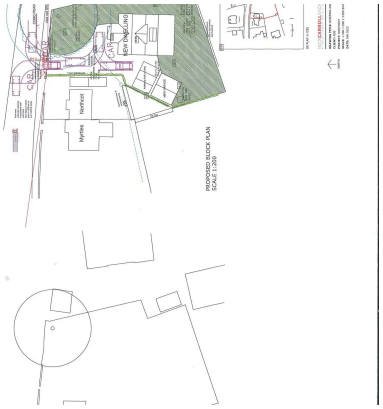
JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









Northcot, Building Plot at, Como Road, Great Malvern. WR14 2TH

Guide Price £395,000

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

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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.
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.

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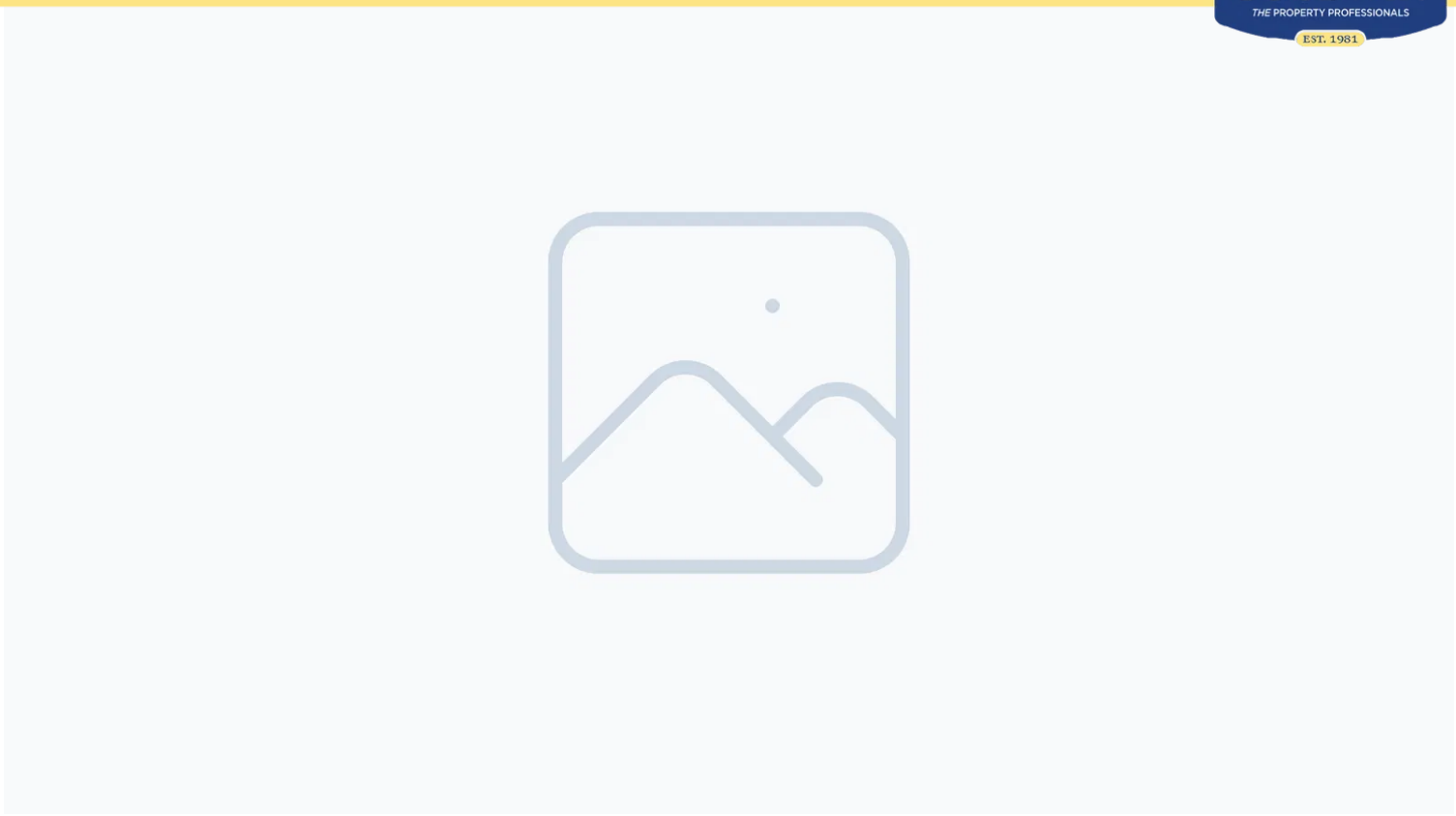
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Planning Permission Information
Full planning permission has been granted for this development and further information can be found on the Malvern Hills planning website under the application number M/22/00643/FUL & M/23/01763/FUL.

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

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.