



Wells Farm, Tanhouse Lane, Cradley, Worcestershire

**G HERBERT
BANKS**

EST. 1898

Wells Farm, Tanhouse Lane, Cradley, Malvern, Worcestershire WR13 5JY

2.95 Acre Residential Development site with current planning for 7 x dwellings, currently subject to a revised application

- Stunning rural location
- Situated just off the A4103 providing access to Great Malvern
- Adjacent to the village amenities of Cradley
- Direct trains to London Paddington & Birmingham New Street from nearby Great Malvern

Distances in Miles

Great Malvern 5 ½ * Ledbury 10 * Worcester 11 ½

Hereford 15 ½

Situation

The property is located on the Herefordshire / Worcestershire border, a few miles directly west of Great Malvern. The property is close to the village amenities of Cradley to include, a village shop, Doctors Surgery, Church and a Royal British Legion Social Club. More extensive amenities are provided by the two popular Towns of Malvern and Ledbury. The Towns having train stations, good shopping, restaurants and the highly regarded Malvern Theatre. Malvern, together with neighbouring Colwall offers a selection of private schooling.

Description

The development site is of roughly rectangular dimensions, as per the below Land Registry Title Plan and occupies an area of approx. 2.95 Acres (11,950m²). The property is accessed via a shared drive. Currently, it is occupied by two principal buildings.

Building One

This has a floor area of approx. 14,200ft² (1320m²). It is a former chicken shed of low rise timber portal framed construction, having since been granted consent for office use, a further consent for conversion into a motel and most recently (as below) for conversion into 7 x residential dwellings. The site area for which planning is granted is shown on the below plan coloured in yellow.

Building Two

Has a floor area of approx. 5,830ft² (542m²). This agricultural building is known to have previously been used for storage of car parts, antiques and also cider making. This building is not part of the current residential consent.

GENERAL INFORMATION

Services

Mains water, three phase electricity and Telecoms are understood to be available to the site.

Local Authority

Herefordshire Council Tel: 01432 260 000

Planning

Determination for Prior Use Approval (Change of Use) for one commercial building (Class E) to 7 x dwelling houses (C3) and associated operational development has been granted, planning ref: 231899. Since the grant of this consent the Rural Planning Co., acting on behalf of the Seller, have received in writing an acceptance of the principle of replacing the current building with purpose-built dwellings, from Herefordshire Council. This is currently subject to ongoing planning investigations.

Within this further application, the opportunity to build 9 plots is being investigated and therefore subject to planning permission. The discussional site layout is available via agents, with a proposed floor area of 1746m² including both the light blue hatched and yellow areas of land in the below plan.

Sale Proposal

Offers are sought for an unconditional purchase of the property, at offers based on £1,050,000.

The land within the title boundary not coloured either yellow or blue, shall be subject to a 40% overage provision in relation to any uplift in value for any development, for a period of 15 years following the purchase completion.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Strictly via prior appointment, via the Sole Agent's Great Witley Office

Tel: 01299 896 968.

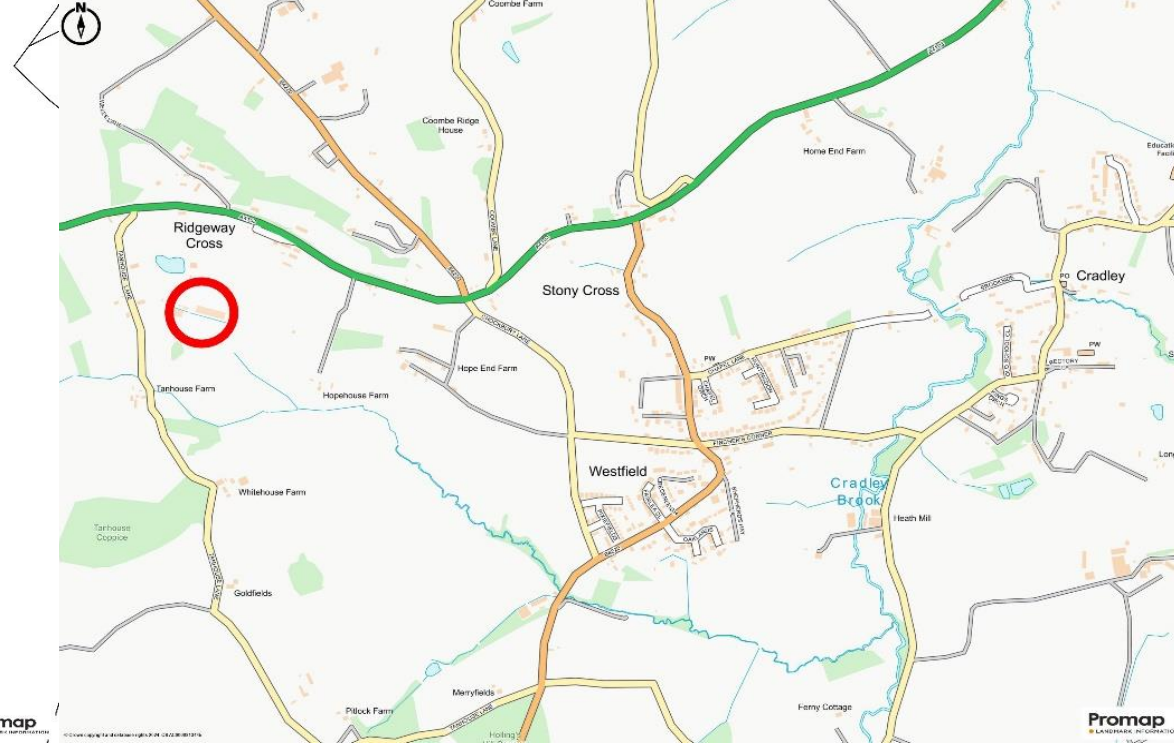
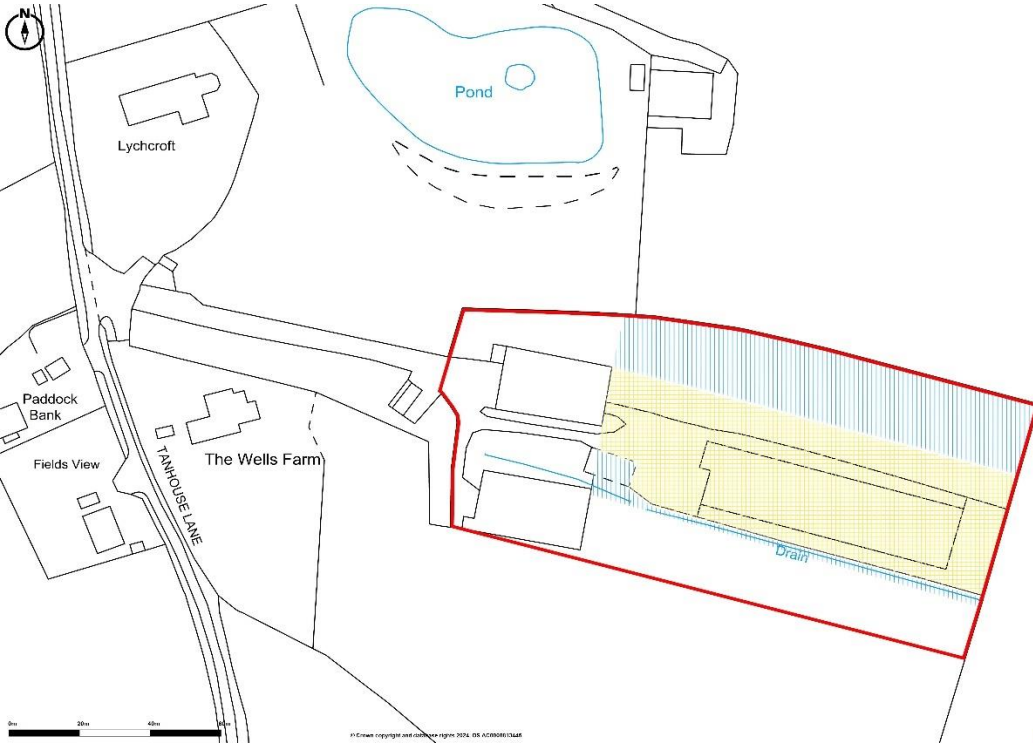
Contact: Nick Jethwa nj@gherbertbanks.co.uk

Maxine Holder mh@gherbertbanks.co.uk

Directions

From Worcester take the A4103 signposted to Hereford. Continue for about 12 miles and you will come to a right hand turn into Tanhouse Lane. After a short distance the turning into the property will be noted on the left hand side.

What 3 Words ///such.worthy.spans (Entrance drive off Tanhouse Lane)



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