



The Warehouse, Hadzor, Droitwich WR9 7DS

G HERBERT
BANKS

EST. 1898

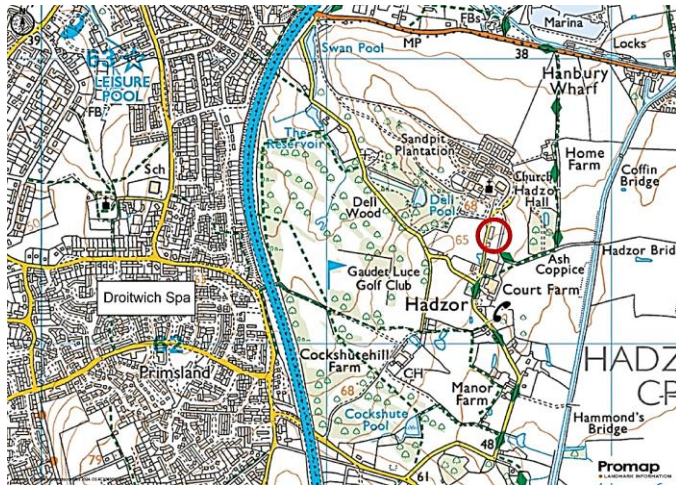
Development Opportunity - An exciting opportunity to acquire a commercial building with approval for the proposed change of use to four residential properties. Sitting in a plot extending to 0.41 of an acre.

For sale by Private Treaty

Droitwich 2 * Worcester 7.5 * Birmingham 24
Approximate Distance in Miles

Situation

The Warehouse is located on a short no through country lane and enjoys a peaceful rural location. Although accessible via country lanes, the property is easily reachable from the town of Droitwich, which by car is only a few minutes away. Droitwich Spa has a train station with a direct line to Birmingham, with Worcester Parkway station, only a short distance to the south, having a direct line to London Paddington. Droitwich provides excellent local shopping, amenities and leisure..



Description

Approval was granted in March 2024, with planning reference W/24/00273/GPMAE. The approval being for 'notification for prior approval for the proposed change of use from commercial, business and service to 4no residential properties.' The approval allows the building to be converted into four residential properties within three years of March 2024.

The property is a detached brick building with accommodation over two floors, albeit the first floor just offers loft storage space. The building has a pitched fibre cement roof.

The proposed development plans show four units with gross internal areas of: -

- Unit 1 = 130sq.m (1,399sq.ft.)
- Unit 2 = 80sq.m (861sq.ft.)
- Unit 3 = 80sq.m (861sq.ft.)
- Unit 4 = 80sq.m (861sq.ft.)

Unit 1 is to have three double bedrooms and an integrated single garage. Units 2, 3 and 4 are all of the same design and comprise two double bedrooms with some private off road parking. All properties will have small courtyard gardens to the rear. The total site extends to 0.23 of an acre. The building may be of interest to those who wish to continue to use it as a commercial working space, and indeed it provides an excellent working space, although it is our opinion that the value in it is for residential use.

Tenure

The property is Freehold, and vacant possession will be given upon completion.

Uplift/Overage Clause

Please refer to the site plan on page three. The area edged green will be sold with an uplift/overage clause attached to it. This will entitle the vendor to 40% of any uplift in value, over a 20 year period, following the granting of any residential planning; whether that be planning permission, permitted development or other.

Fencing

The buyer of his property will be responsible for erecting a suitable garden fence along both the northern and southern boundaries (where needed) within two months of completing on their purchase.

Services

It is understood that the property is connected to mains electricity and water. The property is currently heated

via an oil fired central heating system. Drainage is currently to a shared private drainage system located within the garden of the neighbouring residential property, known as Gefrin. Please note that if The Warehouse and Gefrin are purchased separately, the new owners of The Warehouse will be obliged to install a new waste drainage system and disconnect from the existing within six months. The oil tank for the next door dwelling (Gefrin) is currently located within the grounds of the warehouse, and the purchaser of the house will have to relocate this, to their own property, within three months of their purchase.

Local Authority

Wychavon District Council - Tel: 01386 565 000.

Viewing

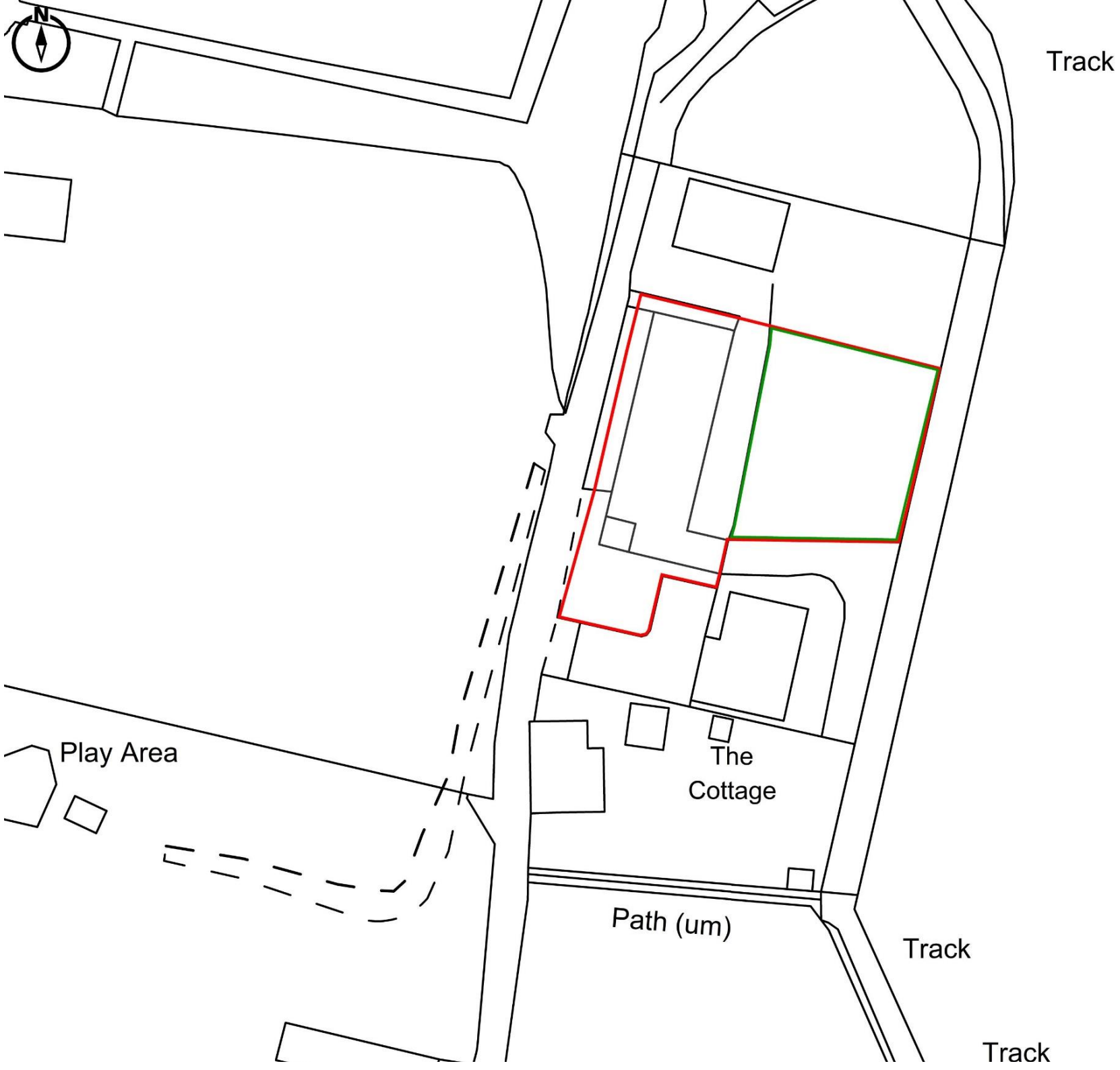
Via the Sole Agent's Great Witley Office.

Rights of Way, Wayleaves & Easements

Having looked at the Worcestershire County Council Public Rights of Way website, it does not appear that there are any public rights of access over the property. The property has direct access to the publicly maintained highway. The selling agent is also not aware of any further private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



Track

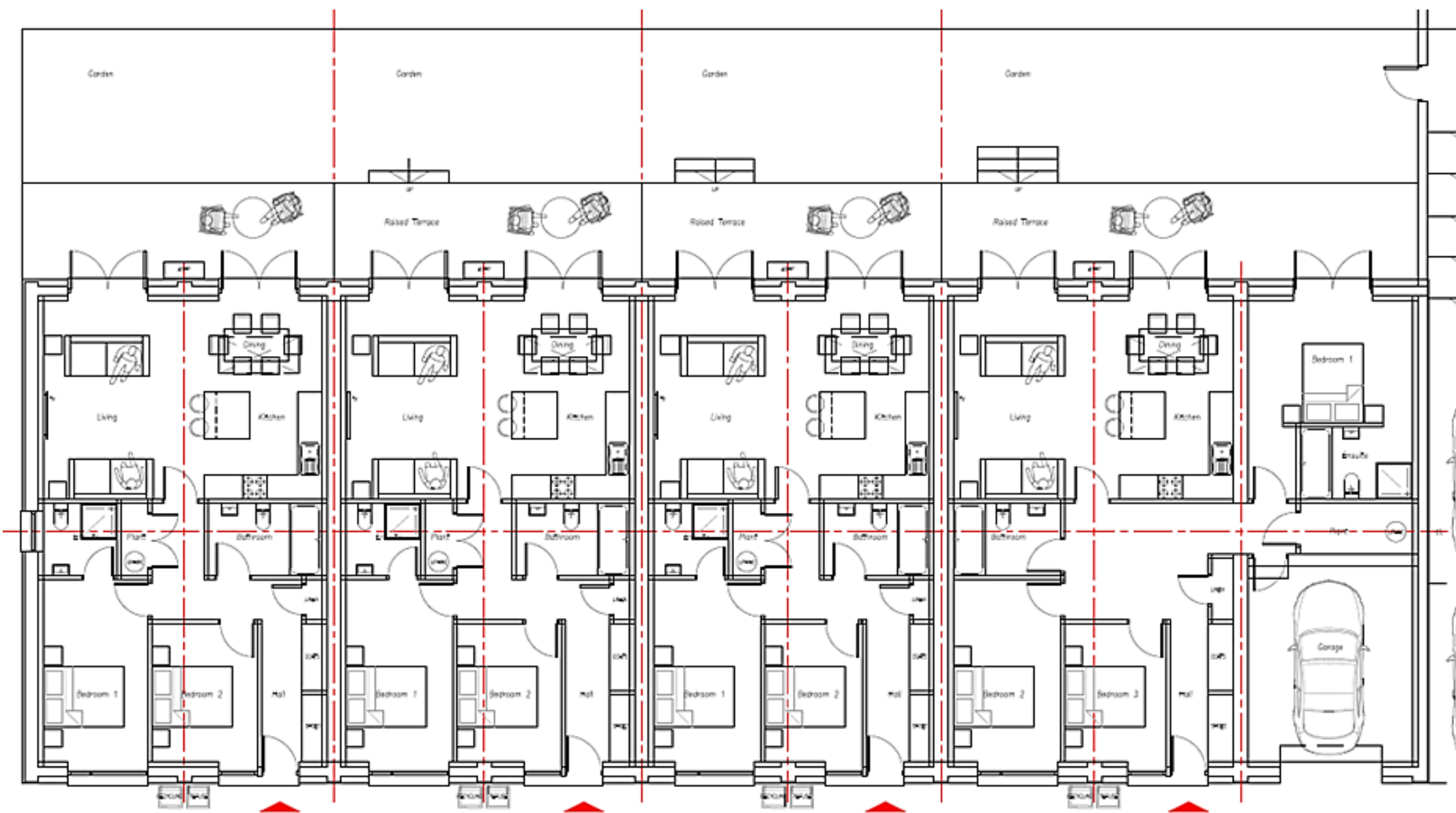
The
Cottage

Play Area

Path (um)

Track

Track





G HERBERT BANKS

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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

