

OVERVIEW

Malvern View Farm Buildings offer an exceptional development opportunity with far reaching views. The property comprises an extensive range of attractive, traditional farm buildings set within a courtyard and with one modern farm building, pair of off-lying barns and adjoining land, in all extending to approximately 9.29 acres (3.75 ha). A further 31.47 acres (12.73 ha) of land is available by separate negotiation.

SITUATION

Malvern View Farm Buildings are situated between the village of Callow End and the town of Great Malvern, in Worcestershire.

The cathedral city of Worcester is located approximately 5 miles (8.04 km) away and offers a comprehensive range of shopping, recreational, and sporting facilities. Worcester also offers mainline railway services direct to Birmingham and London. Junction 7 of the M5 is only 5.5 miles (8.85 km) away providing excellent access to the M50, M40 and M42 motorway networks.

AGRICULTURAL BUILDINGS

The agricultural buildings listed below extend to just under 11,000 sq. ft. of covered space and provide an opportunity for use within an agricultural enterprise or for development into a range of other uses (subject to the necessary planning consents).

The buildings within the courtyard comprise:

1. **Timber framed barn (Approx. 5.5m x 30m) with wider end bay**
2. **Steel mono-pitch barn (Approx. 7m x 15m)**
3. **L-shaped red brick former Milking Parlour & lean-to (Approx 6m x 15m & 3.5m x 9.5m)**
4. **Red brick store – (Approx 5.5m x 13m)**
5. **Red brick with timber frontage stables (Approx. 6m x 22m)**

In addition:

6. **Steel portal framed barn (Approx. 14m x 17m)**
7. **Pair of off-lying red brick barns (Approx. 5m x 18m each)**

(all building measurements are approximate)*

LAND – APPROXIMATELY 7.73 ACRES (3.12 HA)

The land comprises approximately 7.73 acres (3.12 ha) in three distinct blocks: to the north, southeast, and south of the buildings. It is largely bordered by mature hedgerows. A pond is located within the paddock to the southeast of the buildings. The land is currently laid to grass, but some has historically been in an arable rotation.

The land is classified as Grade 3 on the Agricultural Land Classification Maps.

ADDITIONAL LAND

There is an additional parcel of approximately 31.47 acres (12.73 ha) of land surrounding the farm buildings available by separate negotiation. An indicative plan and further details are available on request from the agent.

ACCESS

The property is sold with a Right of Way for agricultural purposes only, subject to paying 75% of the maintenance costs if demanded.

SERVICES

There are no services connected, although neighbouring properties are connected to electricity. It is understood that a water meter is located in Jennett Tree Lane and could potentially be used to provide a supply to the buildings.

UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

TENURE

The property is offered Freehold with Vacant Possession upon completion.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for the boundaries as per the Title deeds.

FENCING

There will be a fencing obligation placed on the purchaser to maintain stockproof fencing along the external boundaries. Details to be agreed between the parties.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

Public footpaths cross the land.

Third parties have a right of way along parts of some of the access tracks.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – <https://www.malvernhillsgov.uk/> or 01684 862221.

VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a viewing on 01684 853400.

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

METHOD OF SALE

Malvern View Farm Buildings is offered for sale by Private Treaty. **The property will be marketed for at least 6 weeks.** Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

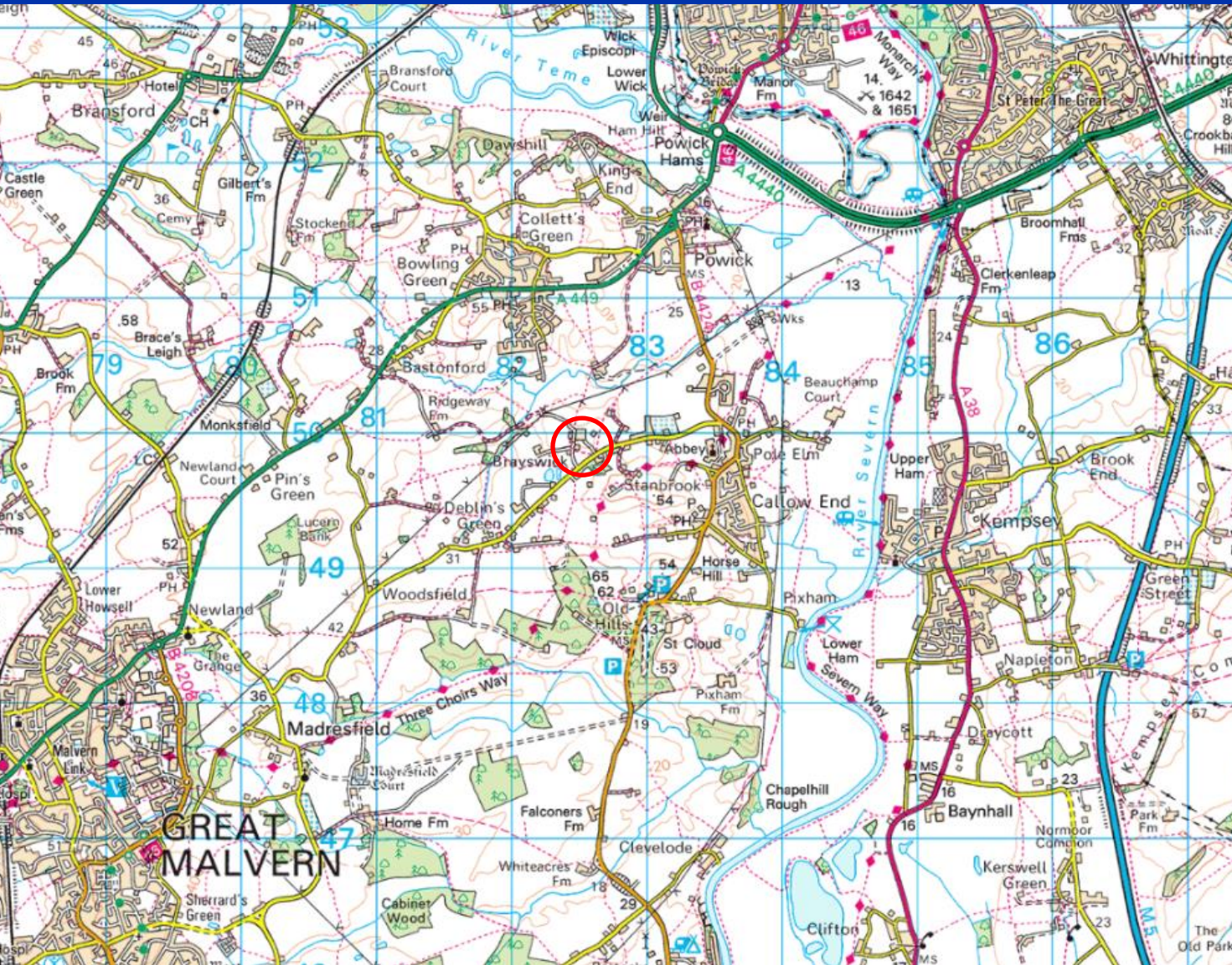
ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

VENDOR'S SOLICITOR

Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.





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DIRECTIONS:

From Worcester – Head south out of Worcester on Worcester Road (A38), at Ketch Roundabout take the 3rd exit onto Temeside Way (A4440). Continue for 1.3 miles, then at the roundabout take the 1st exit onto Malvern Road (A449). After approximately 1/3 mile, keep left onto Upton Road (B4424) and continue for approximately 1 mile. Turn right onto Jennett Tree Lane and continue for 0.7 miles. Turn right onto a hardcore track. The turning to the track will be marked with an Agent's For Sale board. Malvern View Buildings will be on your right at the end of the track.

What3Words: owned.includes.cuts
Nearest postcode: WR2 4UD

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared September 2025.

