

G HERBERT BANKS

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BUILDING PLOT

Adjoining

**32 Eardiston
Tenbury Wells
Worcestershire
WR15 8JJ**

A well-positioned building plot in this popular Teme Valley village.

Full planning permission for a residential dwelling.

For Sale by private treaty

Guide price £200,000



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



Building Plot adj. 32 Eardiston, Tenury Wells, Worcestershire WR15 8JJ

A well-positioned building plot in this popular Teme Valley village.

- Full planning permission for a dwelling

Situation

Eardiston has an active Village Hall and there is the nearby St Lawrence Primary School at Lindridge. The popular market town of Tenbury Wells is a short driving distance away. It provides an extensive range of amenities including both junior and senior schools, a Tesco supermarket, a number of independent shops and restaurants, Doctors and dentist surgeries and the fabulous art deco regal theatre.

There is good main road access to Worcester with its two rail stations together with the Worcester parkway to the south of the city. Leominster, Ludlow and Kidderminster all have good rail connections. There is M5 motorway access via junctions 5 at Wychbold and junctions 6 & 7 to the north and south of Worcester.

The Teme Valley is a truly beautiful area with stunning undulating countryside providing many rewarding walks and countryside pursuits.

Planning

Full planning permission, M/23/01709/ FUL has been granted for a residential dwelling .Documents can be accessed on the planning portal of Malvern Hills District Council. A copy of the permission is attached to these sales particulars together with a site plan.

Also attached is a copy of the floor and elevation plans.

Lime Green Associates have confirmed the following internal areas:

Ground floor 74 sqm

First Floor 63.6 sqm which includes the shaded areas on the plan or 55.6sqm not including the shaded areas which equates to space below 1.5m in head room.

Planning Agent Dyanne Humphreys Planning
24 St Johns Hill Shrewsbury SY1 1JJ

Agency Note

The adjacent semi detached house is also available & is presently on the market.

Local Authority

Malvern Hills District Council - 01684 862 151

Viewing

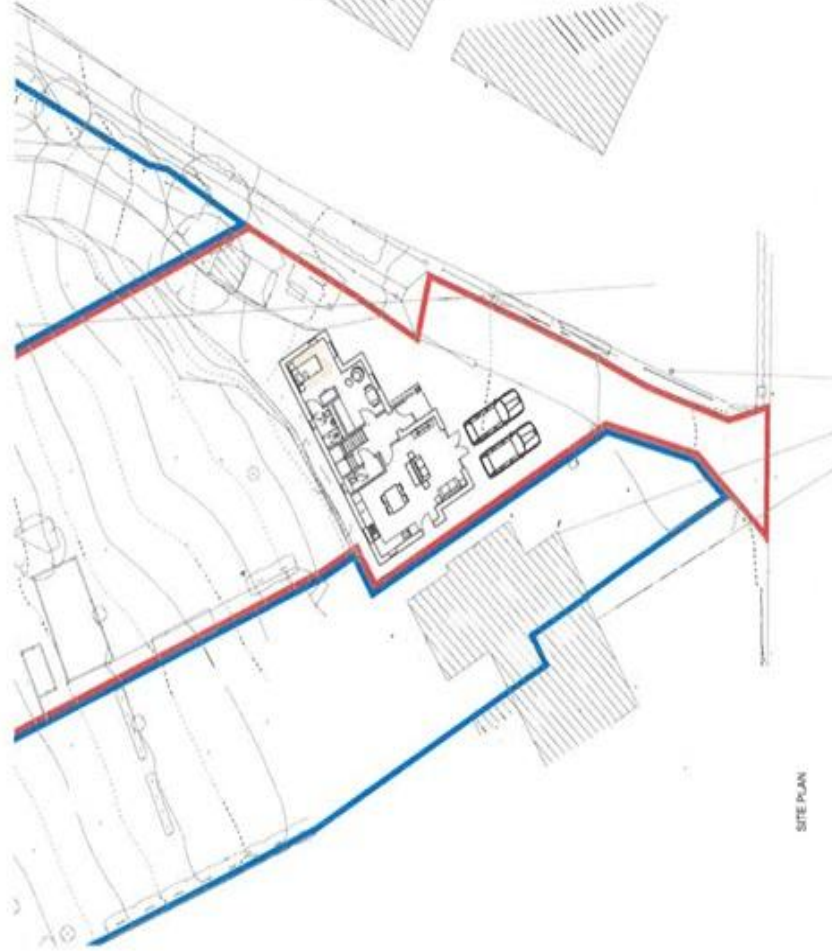
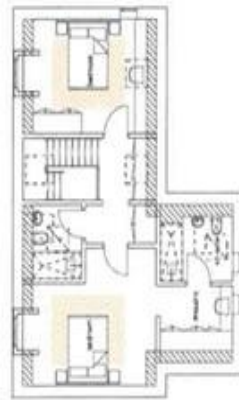
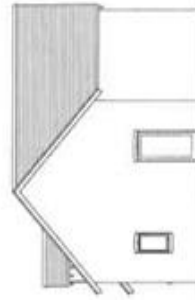
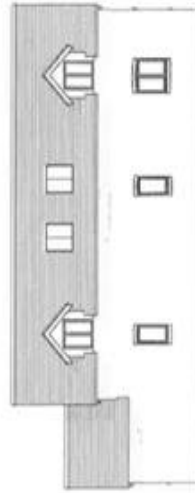
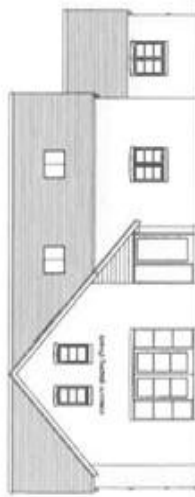
Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///toggle.agreeable.flies

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



lime green

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2000

Journal of Management Inquiry

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PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

Approval - Full planning permission

Application No: M/23/01709/FUL

Parish: Lindridge CP

Agents Address:

Ms Dyanne Humphreys
Dyanne Humphreys Planning
24 St. Johns Hill
Shrewsbury
SY1 1JJ

Applicants Address:

Mr & Mrs Rainbird
C/O Agent

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 5 December 2023

Location: 32 Eardiston, Tenbury Wells, WR15 8JJ

Proposal: Erection of a dwelling

Part II - PARTICULARS OF DECISION

Malvern Hills District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

CONDITIONS AND REASONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless where required or allowed by other conditions attached to this permission, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans:

LGA 009 D13A, D07A, D11B, D06B, D14A

Reason: To define the permission.

3. (A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- 1) The programme and methodology of site investigation and recording.
 - 2) The programme for post investigation assessment.
 - 3) Provision to be made for analysis of the site investigation and recording.
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation.
 - 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

(B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraphs 200 and 211 of the National Planning Policy Framework 2012 (as amended) and SWDP 6 & 24 of the South Worcestershire Development Plan 2016.

4. No building operations hereby permitted shall commence until details of the materials to be used in the construction of the external surfaces of the dwellinghouse hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials as approved.

Reason - To ensure that the new materials are in keeping with the surroundings in accordance with policy SWDP21

5. No development shall take place until a percolation test has been carried out in accordance with BRE Digest 365, or such other equivalent guidance as may be agreed in writing by the Local Planning Authority. The results of the percolation test shall be submitted to and agreed in writing by the Local Planning Authority. If the percolation test results show that ground conditions are unsuitable for some, or all, types of infiltration device then an alternative method of surface water disposal will need to be submitted for approval. The agreed recommendations shall be implemented in full prior to the first occupation of the development.

Reason: To ensure that the development is properly drained, avoiding flood risk and pollution in accordance with Policies SWDP 28, 29 & 31 of the South Worcestershire Development Plan.

6. No development shall take place until details on the location of any proposed soakaway have been submitted to and agreed in writing by the Local Planning Authority. Any soakaway should be located no less than 5m from any building or sub-structure and 2.5m from a site boundary. If soakaway drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. The agreed recommendations shall be implemented in full prior to the first occupation of the development.

Reason: To ensure that the development is properly drained, avoiding flood risk and pollution in accordance with Policies SWDP 28, 29 & 31 of the South Worcestershire Development Plan.

7. Before the first occupation of the building hereby permitted the window(s) on the South East (front) elevation shall be fitted with Pilkington Level 4 obscured glazing or equivalent and be non-opening, and shall be permanently retained in that condition thereafter.

Reason: To protect the amenities of adjoining/nearby properties from unacceptable overlooking/loss of privacy and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

8. Before the commencement of construction works on the development hereby permitted, details of a bat roosting feature and bird nesting box shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include an implementation timetable. The feature(s) shall be provided in accordance with the approved details and in accordance with the approved timetable.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.

9. Before the commencement of development hereby permitted, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy requirements of the development. The details to be submitted shall include:-

- the overall predicted energy requirements of the approved development;
- the predicted energy generation from the proposed renewable/low carbon energy measures; and
- an implementation timetable for the proposed measures.

The development shall be carried out in accordance with the approved details.

Reason - To ensure the development supports the delivery of low carbon/renewable energy and safeguards natural resources in accordance with policy SWDP27 of the South Worcestershire Development Plan.

10. Before the commencement of development hereby permitted, details of the water management measures shall be submitted to and approved in writing by the Local Planning Authority. The details shall be fully implemented and remain thereafter.

Reason: To ensure that an appropriate sustainable drainage system is provided to serve the development in accordance with policy SWDP29 of the South Worcestershire Development Plan 2016.

11. Prior to the first occupation of any of the dwellings hereby approved, details of superfast broadband facilities or alternative solutions to serve the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority. The submitted details shall include an implementation programme. The facilities shall be provided in accordance with the approved details.

Reason: To ensure the proposal incorporates satisfactory telecommunication facilities in line with policy SWDP26 of the South Worcestershire Development Plan 2016.

12. Prior to the first occupation of the dwelling hereby approved, an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway

13. Before the first occupation of the dwellinghouse hereby permitted, a plan indicating the boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment details will not include close boarded fencing or similar other than within the immediate rear aspect of the property. The boundary treatment shall be completed in accordance with a timetable agreed in writing by the local planning authority. The approved details once completed shall thereafter be retained.

Reason: To protect the amenities of neighbouring occupants and ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

NOTES TO APPLICANT

1. **Positive and Proactive Statement.** In dealing with this application, the Council has worked with the applicant in the following ways: providing pre-application advice; seeking further information following receipt of the application; seeking amendments to the proposed development following receipt of the application; considering the imposition of conditions and the completion of a s.106 legal agreement. In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.
2. **Note:** A fee is chargeable for the provision of archaeological curatorial services. The service includes advice and liaison throughout the archaeological works, including the provision of a brief (if requested), checking the Written Scheme of Investigation for compliance with local and national standards, monitoring fieldwork and ensuring any archaeological reports generated by the project are acceptable. The Archaeology and Planning Advisor will be happy to offer advice on all stages of the proceedings. Additional site visits will be chargeable at £60 per visit if required if it is considered that breaches of condition have taken place or when other situations arise that require a visit additional to the usual service. As this scheme is considered to be a small-scale development of less than 1-ha the fee for curatorial services will be £297.00 (£247.00 exc VAT).
3. **Advisory Note:** For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system the Applicant will be required to make a formal application to STWL under Section 106 of the Water Industry Act 1991. The Applicant may obtain copies of current guidance notes and application form from either the STWL website (www.stwater.co.uk) or by contacting the STWL Development Services Team (Tel: 0800 707 6600).