

# G HERBERT BANKS

EST. 1898

**FOR SALE BY PRIVATE TREATY**

**BUILDING PLOT OFF SCHOOL WALK,  
WHITTINGTON, WORCESTER WR5 2RJ**



**GUIDE PRICE: £225,000**



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | [gherbertbanks.co.uk](http://gherbertbanks.co.uk) | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



A nicely positioned building plot in a no through lane within a conservation area. Historic part of the desirable village of Whittington.

Approved planning consent for a detached two bedroom bungalow.

For sale by private treaty.

Guide Price: £225,000

## SITUATION

The property is situated in the no through School Walk off Church Lane, Whittington.

Whittington is a very popular and extremely accessible village towards the southern outskirts of Worcester. It is a short driving distance from the M5 motorway junction 7 and a further short distance from Worcester Parkway Station.

The village has a primary school, public house and village church.

Worcester is just over 2 miles distant and there is a nearby Waitrose Store.

## Planning

Planning reference 20/00173/OUT and 21/02610/RM approved by Wychavon District Council.

The overall site area is 0.03ha (0.07 acres).



**What 3 Words:** ///miles.fade.plan

## SERVICES

We understand that mains water, electricity and drainage are available close to the site.

## LOCAL AUTHORITY

Wychavon District Council

## VIEWING

Anytime during reasonable daylight hours, with a set of particulars in hand, and having previously registered interest with the Selling Agent

## 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.

## AGENT'S NOTE

A community infrastructure levy will be payable to Wychavon District Council on commencement of development.



Proposed Floor Plan

Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

