

UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY

BK Bruton Knowles est.1862

50-60 Wyche Road, Malvern, WR14 4EG

Full Planning Permission for the Demolition of Existing Buildings and the Erection of 9 no. Apartments



Residential Development Scheme

Land at 50-60 Wyche Road, Malvern



LOCATION

The site is located in Upper Wyche, Malvern some 1.5 miles from the town of Great Malvern. The site lies midway along the Malvern Hills ridgeline on the edge of the Wyche Cutting, with picturesque views across Worcestershire. The Wyche Cutting historically connected Great Malvern on the Worcestershire side of the hills to the Herefordshire villages/towns on the western side of the hills, including Colwall and Ledbury.

Local centres of Colwall and Malvern Wells provide amenities such as a post office, pharmacy, convenience store, pubs and independent schools including The Downs and The Elms School. Great Malvern offers a wide range of shops, supermarkets, theatres and prestigious schools. There are several schools within close proximity to the site including Malvern Wyche C of E Primary School located 0.3 miles north, the Chase Academy and Malvern College within 2 miles to the north west, The Downs some 1.6 miles distant and The Elms 2.3 miles away. Malvern St James Girls Schools is less than 2 miles to the north.

The site is located adjacent to Wyche Road (B4218). Wyche Road links Great Malvern with Colwall and serves Upper Wyche. The 675 bus service stops immediately outside the site and provides links to Great Malvern and Ledbury. Great Malvern Railway Station is located within 2 miles of the site with regular services to London Paddington, Hereford and Birmingham New Street.

- **Great Malvern Station – 2 miles**
- **Ledbury – 6.5 miles**
- **Worcester – 10 miles**

EXISTING PROPERTY

The subject site (no.s 50-60 Upper Wyche Road) comprises three Victorian/Edwardian properties that have been sub-divided into 7 no. residential apartments, offices and storage. Residential dwellings of varying sizes surround the site to the north, east and west, with the Wyche Inn Public House to the south.

To the rear of the southern and central buildings lie terraced gardens set into the hillside. The northern property has a patio area and summer house with more extensive and terraced garden to the north and west set into the hillside. The site falls within the Malvern Hills Area of Outstanding Natural Beauty and the Malvern Wells Conservation Area (the Conservation Area).

PLANNING

The Local Planning Authority is Malvern Hills District Council. The site benefits from Full Planning permission for 9 no. apartments as outlined below:

21/00617/FUL– Demolition of existing buildings and erection of 9 no. apartments with off-street parking and associated works. *Approved 21st January 2022.*

Schedule of Accommodation (approx. GIA):

First Floor

Building 1 – 2 bed – 1,485 sq.ft (138 sq.m)
Building 2 – 2 bed – 1,545 sq.ft (143.5 sq.m)
Building 3 – 2 beds – 1,588 sq.ft (147.5 sq.m)

Second Floor

Building 1 – 2 bed – 1,485 sq.ft (138 sq.m)
Building 2 – 2 beds – 1,544 sq.ft (143.4 sq.m)
Building 3 – 2 bed – 1,588 (147.5 sq.m)

Third Floor

Building 1 – 3 bed – 1,582 sq.ft (147 sq.m)
Building 2 – 3 bed – 1,631 sq.ft (151.5 sq.m)
Building 3 – 2 bed – 1,480 sq.ft (137.5 sq.m)

PROPOSED SCHEME

The proposed scheme proposes the demolition of the existing commercial buildings and 7 no. apartments and replace with 3 no. separate and distinct apartment buildings. Each building is to be three storeys, with one flat per storey. The First and Second Floors will provide 2-bedroom apartments and the Third Floor will provide 3-bedroom apartments, one of which is 2-bedroom apartment with a study. At Ground Floor Level, the scheme allows for the provision of 12 no. car and 2 no. motorcycle parking spaces all of which will have provision for electric vehicle charging.

**The application site also includes part of the garden of no.48 which is to be regraded to ensure building no. 3 sits comfortably in the hillside. Temporary works are proposed in the area during construction phase only; then returned to no.48's garden. No. 48 will also be used during construction for contractor's welfare facilities.*

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Charging Schedule for Malvern Hills District Council states that Community Infrastructure Levy (CIL) for 'Residential – Main Urban Areas' is £0/sq.m, and for 'Residential – All other Areas except for Strategic Sites' it is £40/sq.m.

SERVICES

We understand that the property is connected to mains services including water, electric, gas and foul drainage. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The site is offered Freehold with Vacant Possession.

GUIDE PRICE

The guide price is £1,900,000. Offers are invited by the Tender deadline. Alternatively, Joint Venture Agreement terms are also invited.

LEGAL

A Legal Undertaking for £10,000 + VAT will be required from the Purchaser's Solicitors upon agreement of Heads of Terms, to cover the Vendor's Legal costs, in the event the Purchaser fails to perform.

METHOD OF SALE

The site is offered for sale by Informal Tender (sealed bids), with offers to be submitted to **Harry Breakwell** by email: harry.breakwell@brutonknowles.co.uk and are to be received by **Noon Wednesday 30th November 2022.**

A Tender Form is available upon request.

FURTHER INFORMATION

A data link has been prepared that provides EPCs, planning and technical documents and information on method of sale.

Please email: jack.moulds@brutonknowles.co.uk for further information.

VIEWING

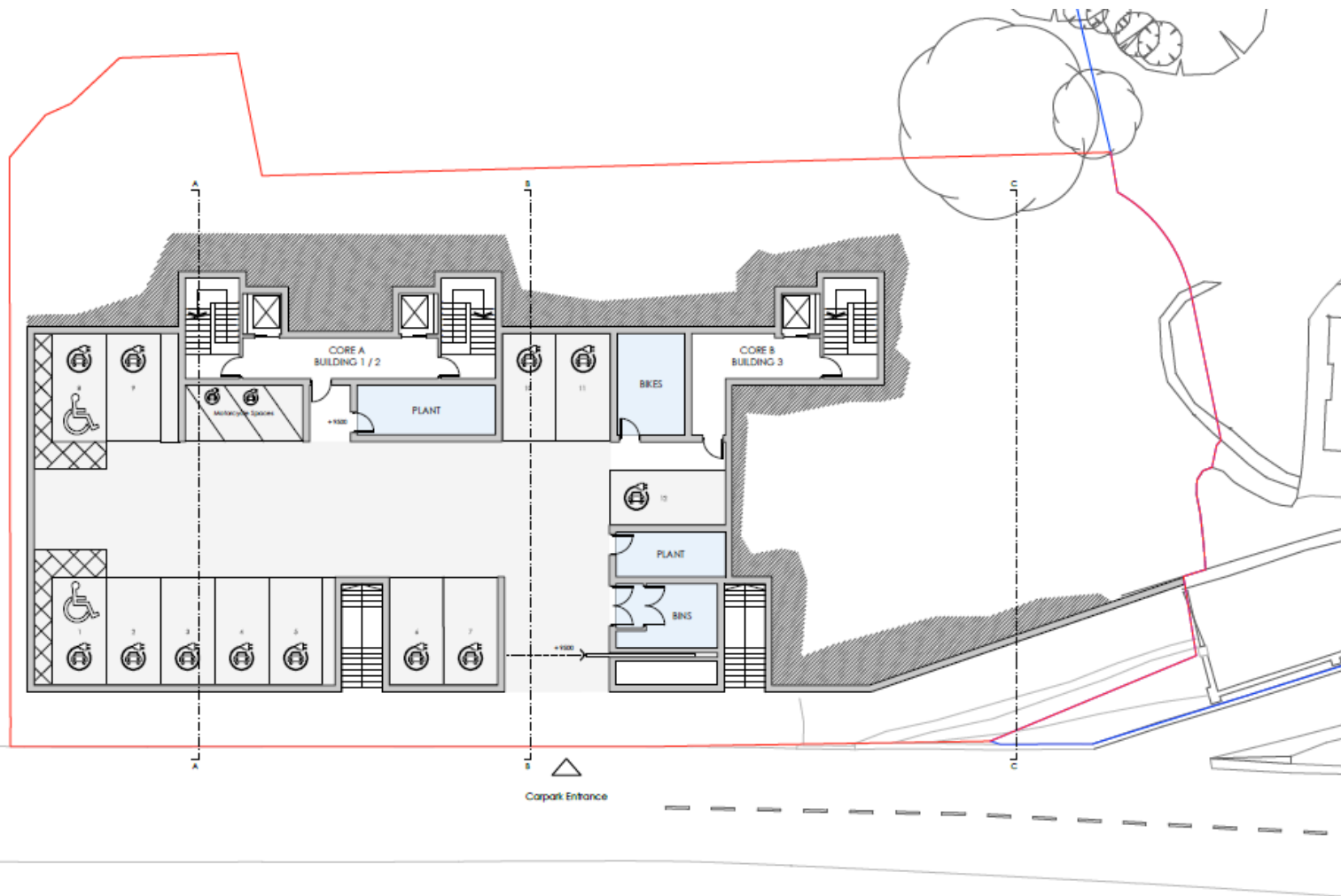
Viewing of the site is available by appointment only.

SUBJECT TO CONTRACT - OCTOBER 2022



Ground Floor Layout Plan

50-60 Wyche Road, Malvern



GROUND FLOOR PLAN

— Extent of Site Boundary

— Extent of Land Ownership

Total no. of car park spaces: 12

Total no. of motorcycle spaces: 2

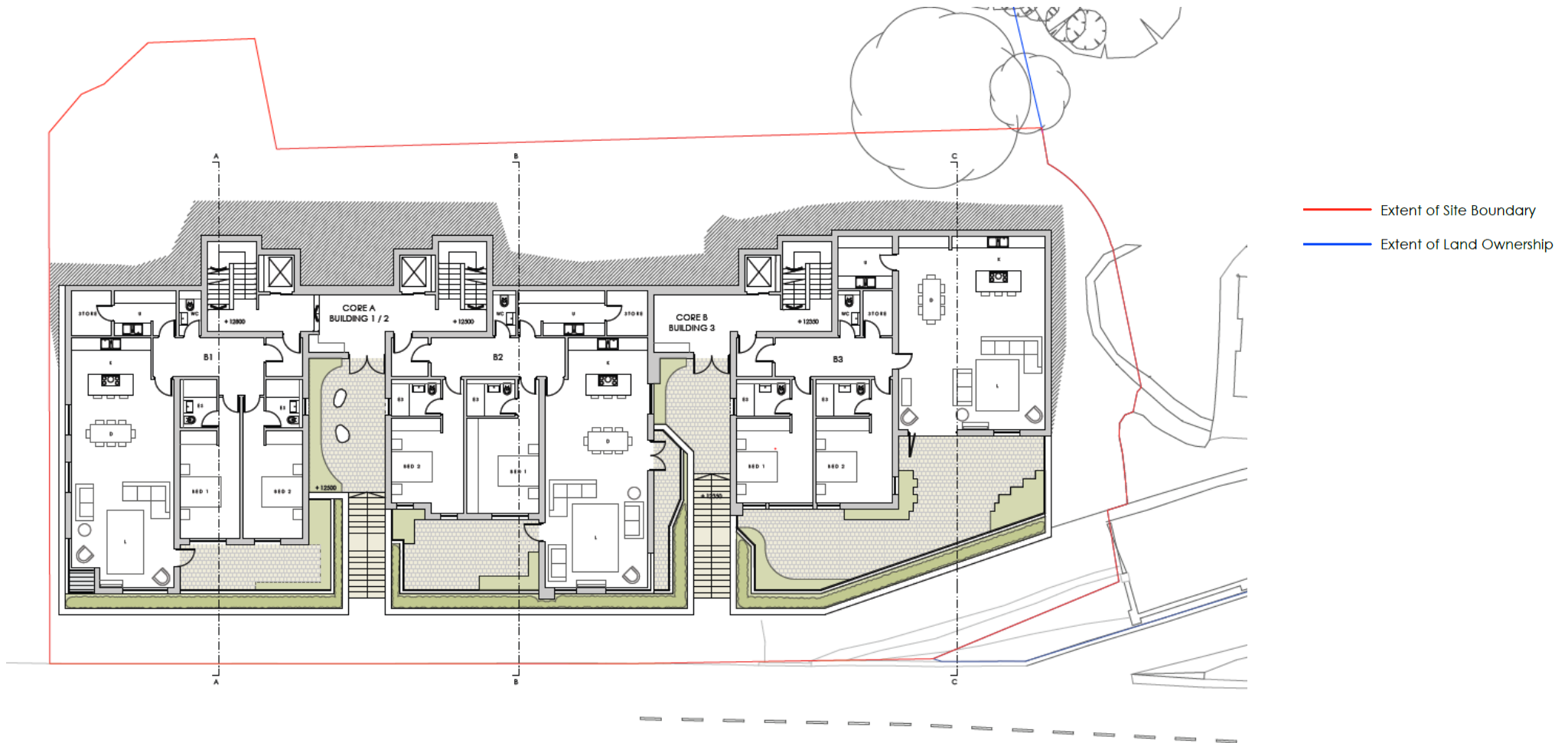
*Bike / Bins / Plant indicative and subject to specialist design

**Please note that these plans are not to scale*

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

First Floor Layout Plan

50-60 Wyche Road, Malvern

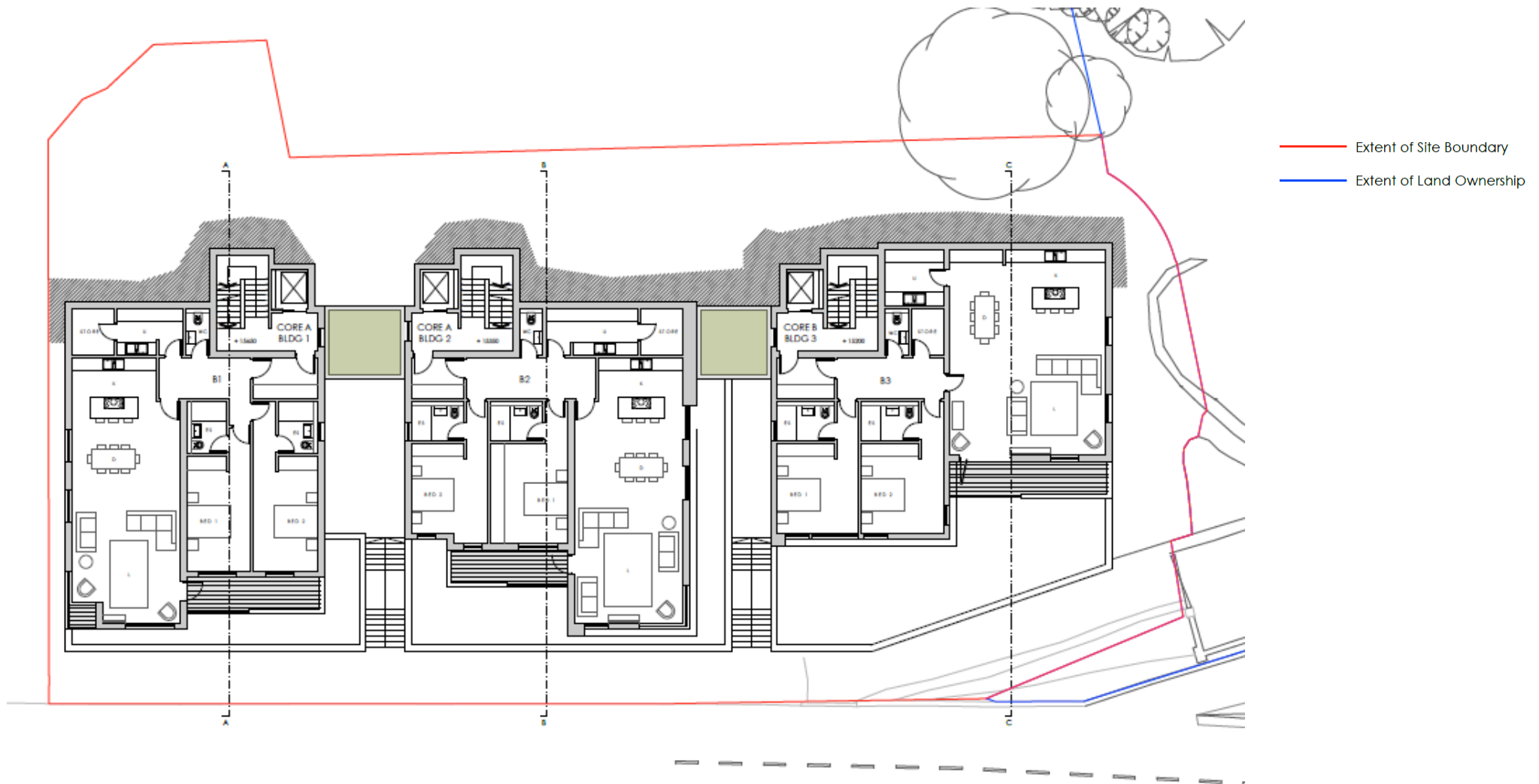


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Second Floor Layout Plan

50-60 Wyche Road, Malvern

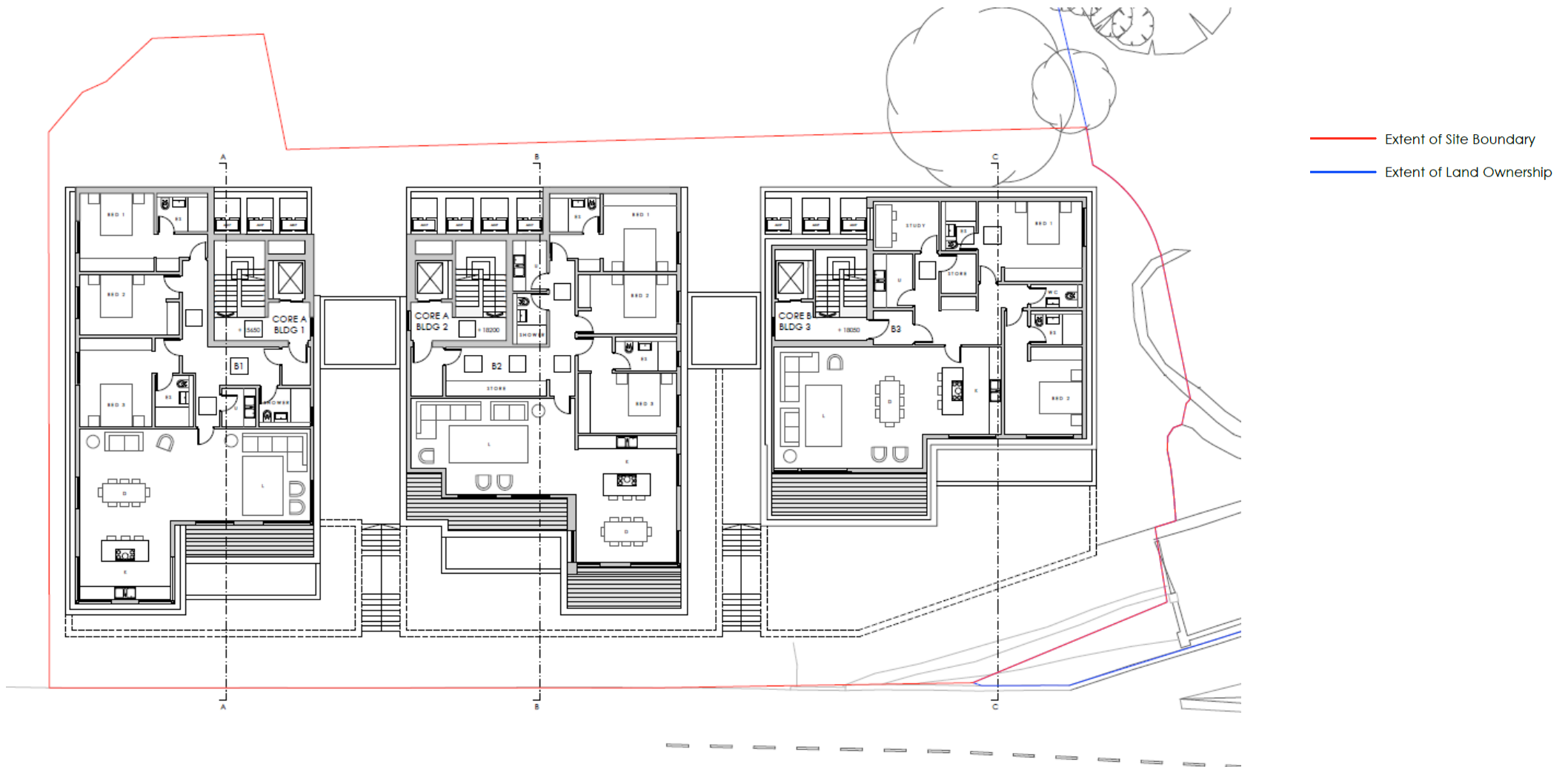


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Third Floor Layout Plan

50-60 Wyche Road, Malvern



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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.