

## **Building plot at Clee View, 45 The Common Abberley, Worcester, WR6 6AA**

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £185,000**

**Full planning permission for the subdivision  
of the garden and erection of a new dwelling and amended access.**

**A desirable building plot in a much-favoured village.**

**Lovely elevated position with wonderful views.**

### **SITUATION**

The plot is situated in a highly regarded village of Abberley. The village provides a range of amenities including a junior school, Abberley Hall Preparatory School, a general store and post office, The Manor Arms public house and 2 churches. The adjacent village of Great Witley has a doctors surgery and garage/Spar. The property lies within the catchment of the Chantry Senior School in Martley.

The Cathedral City of Worcester is about 13 miles distant, and the plot is well placed for the nearby Wyre Forest towns of Kidderminster, Stourport and Bewdley. Kidderminster has a direct rail link to Birmingham, Worcester, and London.

There is good motorway access via junctions 5 at Wychbold and 6 at North Worcester. The surrounding area provides some superb walking opportunities including the very close by Worcestershire way.

### **PLANNING**

Full planning permission application No 21/02089/FUL has been granted for the subdivision of the garden of Clee View and erection of a new dwelling and amended access. A copy of this consent is available via the Agents on Malvern Hills Planning portal.

A copy of the architects plan is available via the selling agents.

3 bedroom detached dwelling providing a floor area of about 114m<sup>2</sup>.

### **SERVICES**

Mains electricity, water and drainage are available. There is no mains gas.

### **LOCAL AUTHORITY**

Malvern Hills District Council Tel: 01684 862151

### **VIEWINGS**

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

### **DIRECTIONS**

From Worcester take the A443 signposted to Tenbury Wells. After passing through the village of Great Witley proceed uphill before taking a right-hand turn onto the B4202 towards Cleobury Mortimer. Continue for a short distance before locating the plot ahead on your right-hand side as indicated by the Agents for Sale Board.

### **RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES**

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.