



For illustrative purposes only

RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND AT BOWLING GREEN FARM, 8 MALVERN ROAD, POWICK, WORCESTER, WR2 4SF
FOR SALE

OVERVIEW

The land at Bowling Green Farm offers an exceptional residential development opportunity with full planning permission for the development involving the erection of 4 no. 4 bedroom detached bungalows.

SITUATION

The site is a well-positioned residential development opportunity offering implementable planning permission in an established and desirable location.

The cathedral city of Worcester is located approximately 5 miles to the north and offers a comprehensive range of shopping, recreational, and sporting facilities. Both Malvern and Worcester offer mainline railway services direct to Birmingham and London. Access to Junction 7 of the M50 is approximately 5 miles away, with links to the wider motorway network.

The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1.

PLANNING HISTORY

The site consists of approximately 0.46 hectares (1.13 acres) of land accessed directly off Malvern Road (A449).

Full planning permission was granted in 2013 for redevelopment, including the erection of 4 detached bungalows and associated works under the Town and Country Planning (General Permitted Development) (England) Order 1990 (as amended). This consent has been subject to subsequent approved variations and discharge of conditions. More details can be found on the Malvern Hills District Council website under reference 13/01502/FUL.

Variation of Condition 18 on Planning Permission 13/01502/FUL to allow for the retention of the gap in central reservation on A449 was approved in 2017 under reference 17/00276/FUL.

An application for a Lawful Development Certificate was granted in 2023 under reference M/23/00849/CLE, outlining that a material start has been made on the site and development is considered to have commenced.

PLANNING ENQUIRIES

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

ACCESS

The property benefits from its own access directly off Malvern Road. With the approved development access directly off Bowling Green Road.

SERVICES

Mains water, electricity and BT telecommunications are currently available on site. It is understood that services are available within the vicinity.

FIXTURES AND FITTINGS

A mobile home and storage container are currently on site and may be included in the sale or removed by arrangement. 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 purchaser will be required to take on the liability for the boundaries as per the Title deeds.

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. The vendor is not aware of any public rights of way crossing the land.

SUBJECT TO CONTRACT – APRIL 2026

VAT

The vendor reserves the right to opt to tax, however it is understood that VAT will not be chargeable.

VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange 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.

TENURE

The property is offered Freehold with Vacant Possession upon completion. The site is registered Title WR135682.

METHOD OF SALE

The land at Bowling Green Farm is offered for sale by Private Treaty. The vendor will not be obliged to accept the highest or any other offer.

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.

The vendor reserves the right to set a date for Best and Final offers, should the method of sale move to Informal Tender.

DATA ROOM

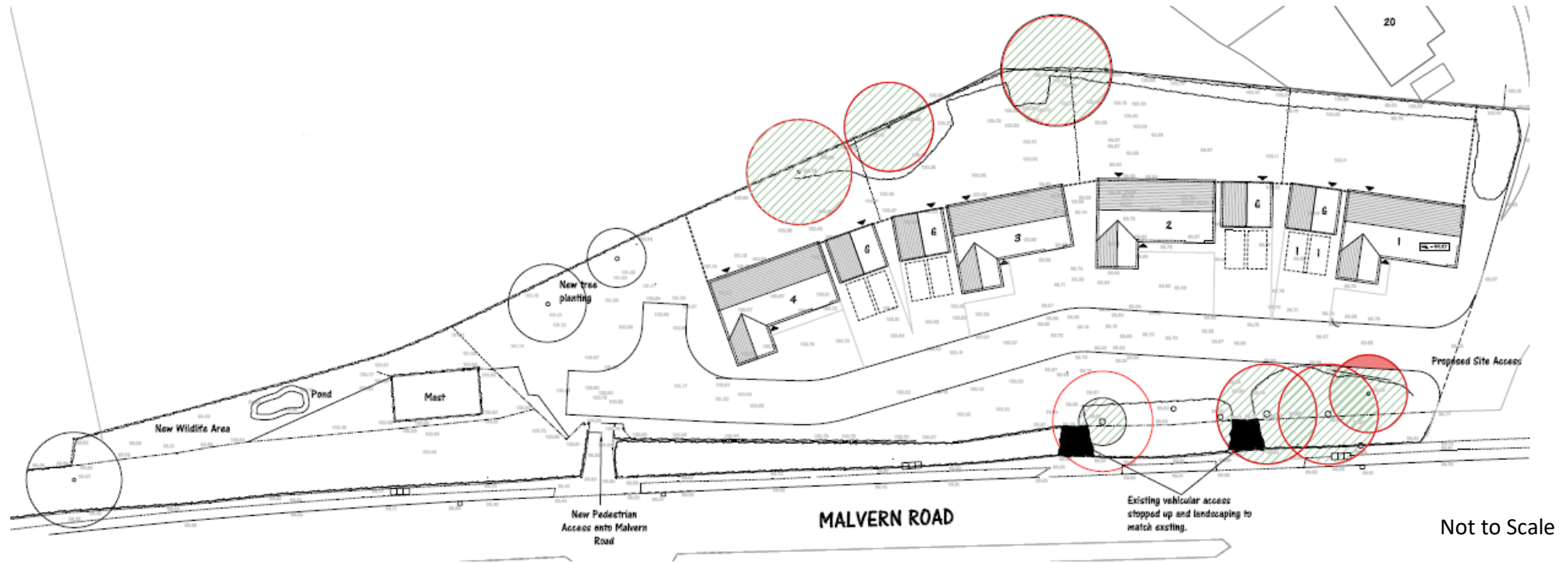
A dedicated marketing data room has been set up. Interested parties can request access by emailing samcarter@carverknowles.co.uk

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.

CONTACT

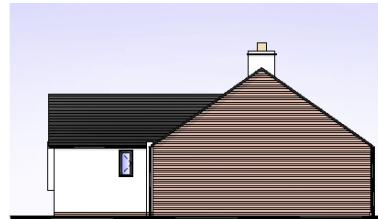
To discuss this opportunity or for further information please contact Sam Carter 01684853400 or by email samcarter@carverknowles.co.uk



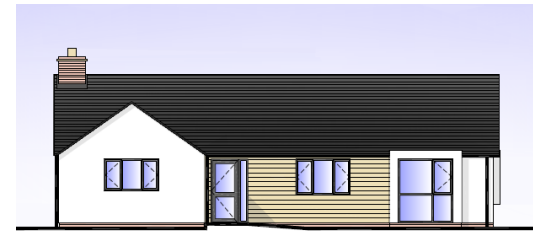
Not to Scale



PROPOSED FRONT ELEVATION Plots 2 & 4



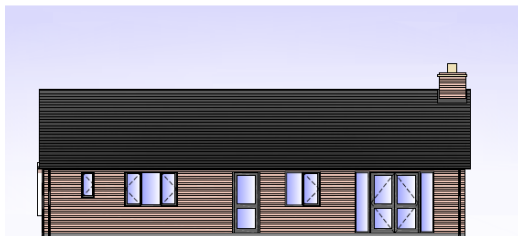
PROPOSED SIDE ELEVATION



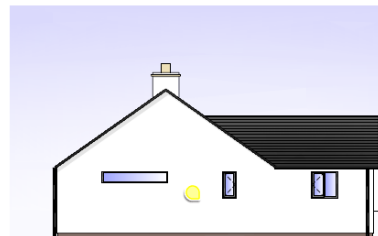
PROPOSED FRONT ELEVATION Plot 1 & 3



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

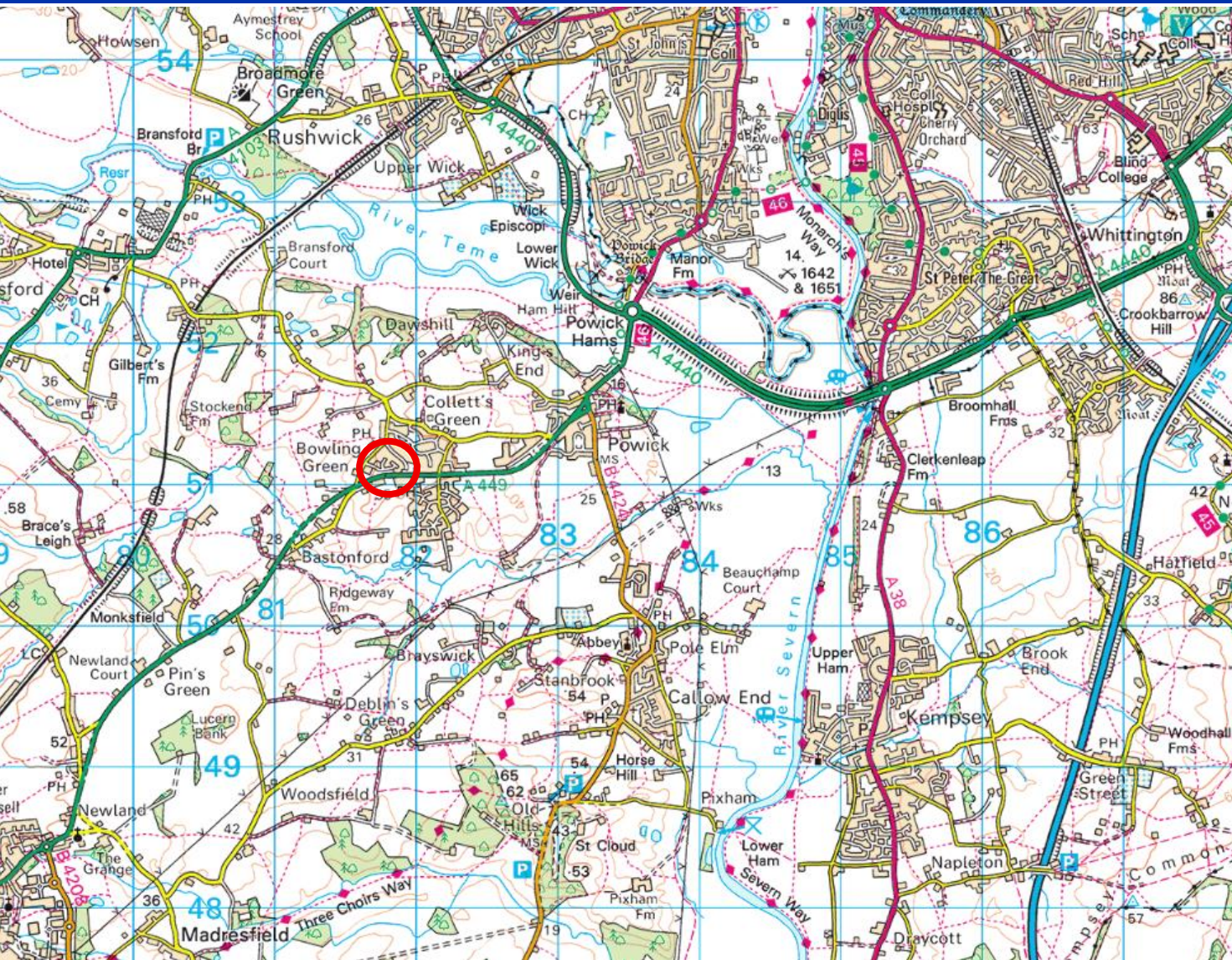


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION





Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ

01684 853400

hettieortwell@carverknowles.co.uk
samcarter@carverknowles.co.uk

DIRECTIONS:

From Worcester – Head south out of Worcester on the Malvern Road towards Powick Roundabout. Leave the roundabout heading south and keep left to stay on Malvern Road/A449. In about 0.9 miles the site will be on your left.

What3Words: Saucepan.Passing.Reclining
Nearest postcode: WR2 4SF

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 April 2026.