

FOR SALE

FULLY SERVICED COMMERCIAL
DEVELOPMENT PLOTS – IDEAL FOR
INDUSTRIAL & WAREHOUSE USES

- ▶ Sites available from 1 acre up to 4 acres
- ▶ Flexibility regards to space available, including option to purchase the entire site
- ▶ Accessed via a fully serviced estate road with all utilities being supplied to the sites
- ▶ Unique opportunity to purchase freehold development land and to build bespoke commercial premises
- ▶ Located under two miles south of Great Malvern, with excellent links to Worcester & the M5 at Junction 7

📍 LAND AT BLACKMORE PARK INDUSTRIAL ESTATE, MALVERN WR8 0EF



GJS | Dillon

The Commercial Property Consultants

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

LAND AT BLACKMORE PARK INDUSTRIAL ESTATE, MALVERN WR8 0EF

Blackmore Park Industrial Park is situated off the B4208 Blackmore Park Road with Malvern town centre being situated approximately 2 miles to the north and Worcester town centre being situated approximately 7.5 miles to the north west. The nearest motorway junction is Junction 7 of the M5 motorway which is situated approximately 7 miles to the north east, the route having been enhanced by the upgrading of the A4440 Worcester Southern Link Road.

The development benefits from being close to Malvern Technology Centre & the Malvern Hills Science Park, and the entrance to the estate is close to the Three Counties Showground. Blackmore Park Industrial Park is accessed via an exclusive estate road that is suitable for heavy goods vehicles. Within the Industrial Park the sites are accessed by a fully serviced estate road that is currently in place.

Planning permission has been granted for an Anaerobic Digestion Plant on the area outlined as Plot D. This area could be purchased for that use, if required.

Please speak to us if you'd like to purchase a freehold plot and we will put you in touch with an architect and cost consultants who will advise you on building your bespoke new build commercial premises, or we will leave you to contact your own contractors.

Sample Site Allocations

Red Site	Plot A	1.0 acres
Green Site	Plot B	1.8 acres
Black Site	Plot C	4.0 acres
Orange Site	Plot D	2.8 acres

Guide Price

Guide price per acre available on application

Tenure

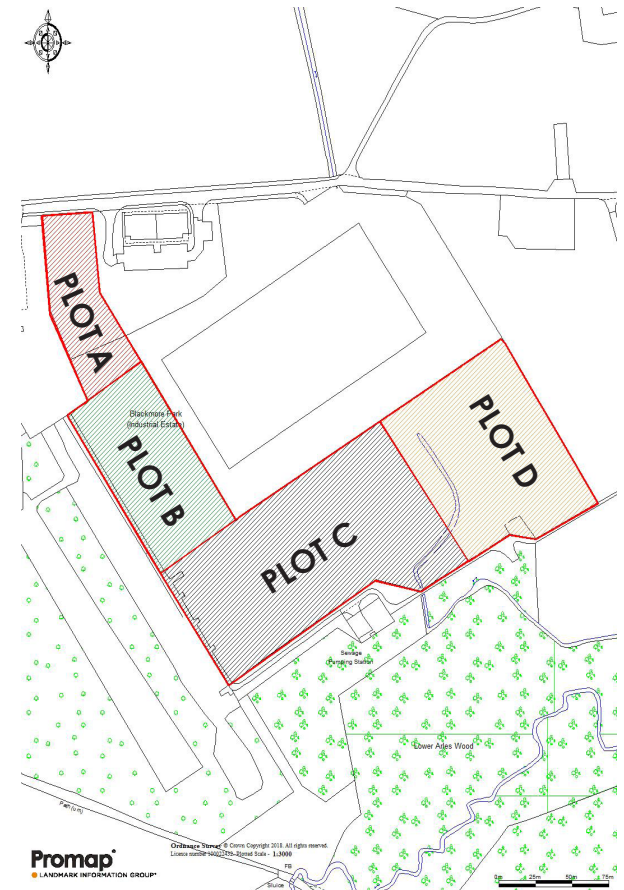
The development plots are available on a freehold basis.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Viewing and further information:
call us on 01905 676169

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GJS | Dillon

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



MOST ACTIVE
DEALMAKER
3 YEARS RUNNING

ADDENDUM OF SALE

Land at Blackmore Park Industrial Estate, Malvern, Worcestershire WR8 0EF

This Addendum of Sale is to be read in conjunction with the sales particulars prepared by GJS Dillon for the sale of the fully serviced commercial development plots at the land at Blackmore Park, Malvern.

This Addendum of Sale has been prepared to notify interested parties of two Rights of Way over the site. These are as follows:

1. Severn Trent (water services company) has a Right of Way across the southern part of the site (in the centre of the area labelled 'Plot C', running from north to south) to enable access to the Severn Trent treatment works that are outside of the site boundary.
2. The adjacent occupier, the Bowness family, have a Right of Way towards the north of the site (along the top of the area labelled 'Plot B') to enable access to the caravan storage business that is being operated on the adjacent land (immediately to the west of the subject), which is outside of the site boundary.

The aforementioned Rights of Way will need to be considered when accounting for development of the site. They do however, only cover a small percentage of the land available and it would be acceptable to work them into potential estate roads.