

**Land at Blackmore Park**  
Malvern, Worcestershire

For identification purposes only



# FOR SALE - LAND AT BLACKMORE PARK, MALVERN



Land at Blackmore Park, Blackmore Park Road,  
Malvern, Worcestershire, WR14 3LF



## Commercial Development Opportunity

- Gross site area approx 1.41 ha ( 3.48 acres)
- Land allocated for employment use under SWDP
- Close to Malvern Hills Science Park and Three Counties Showground
- Suitable for developers or owner occupiers
- Freehold
- Vacant Possession

We are instructed to seek offers for the freehold interest in either the whole or part of the property.



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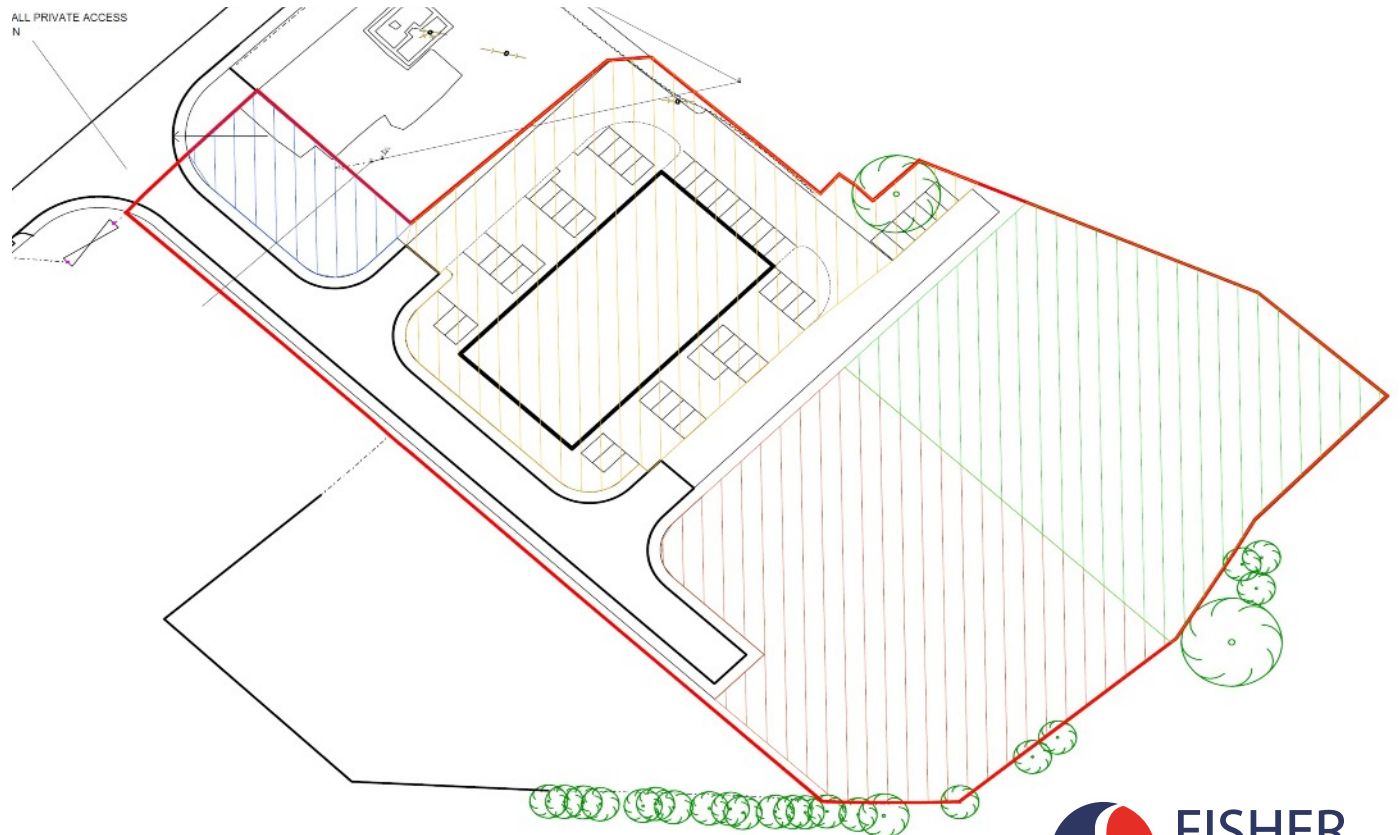


[fishergerman.co.uk](http://fishergerman.co.uk)

Alternatively please contact our joint agents:

**Doorbars**  
Chartered Surveyors

Tel: 01905 27288



# Commercial Development Opportunity

## Location

The site is located off Blackmore Park Road approximately 2.5 miles south of Malvern town centre and 0.5 miles north of the Three Counties Showground.

The site is accessed via a private access road off Blackmore Park Road (B4208) with adjoining users including Blackmore Park Storage and Essential Supply Products who have recently constructed a manufacturing and distribution complex with associated offices.

Junction 2 of the M50 is 9 miles south of the site while Junction 7 of the M5 is 11.5 miles north-east. Great Malvern railway station (with services to Hereford, Worcester and London Paddington) is 2 miles from the site.

## Description

The site comprises a flat parcel of unused land immediately to the south of the Blackmore Park access road set between a container storage facility and a caravan storage site.

The site is currently rough grass and bounded on its southern edge by mature trees.

Gross site area extends to approximately 1.41ha (3.48 acres)

## Planning

The site has an employment allocation under SWDP54: Blackmore Park under the South Worcestershire Development Plan. The allocation provides that 5.1ha of land at Blackmore Park, as identified on the Policies' map, is allocated for B1, B2 and B8 Employment Uses.

The Malvern Hills Employment Land Review supported the need for additional employment land at Blackmore Park and it is considered that allocating further land at this location will help to boost Malvern's employment offer through providing space for local companies. The area may also accommodate other B2 employment uses that would not be appropriately located on the high technology sector land at Malvern Technology Park.

A planning application has been submitted in outline for B1, B2 and B8 Uses including (in detail) the delivery of a 1,115 sq.m. (12,000 sq.ft.) steel portal frame building suitable for the creation of multiple starter units.

## Opportunity

The opportunity exists for either occupiers or developers to acquire and build out employment uses on the site subject to securing the necessary permissions.

Malvern Hills District Council have a shortage of employment land particularly in and around Malvern itself. The site represents a unique opportunity to acquire serviced land for either self-build or the delivery of new buildings to cater for the underlying local occupier demand.

It is understood that the Vendor will need to retain full rights of access over the proposed access road to the triangle of retained land to the south west.

## Tenure

The site is to be offered either as a whole or in parts (subject to agreement of boundaries) on a freehold basis with vacant possession.

## Method of Sale

The site is to be sold by Private Treaty and offers are invited for the freehold interest in either the whole or part of the site.

## Services

The site benefits from access to mains water, electric, drainage and telecoms. Gas is also available close by. It is anticipated that where the whole site is to be purchased, the purchaser will be responsible for connecting into all services. If only part of the site is acquired, access and connections to services can be delivered either by the purchaser or the vendor, subject to agreement.

## Information Pack

An information pack containing a suite of plans and site reports can be provided upon request.

## Local Authority

Malvern Hills District Council  
The Council House  
Avenue Road  
Malvern  
WR14 3AF  
T: 01684 862221

## VAT

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

## Viewing

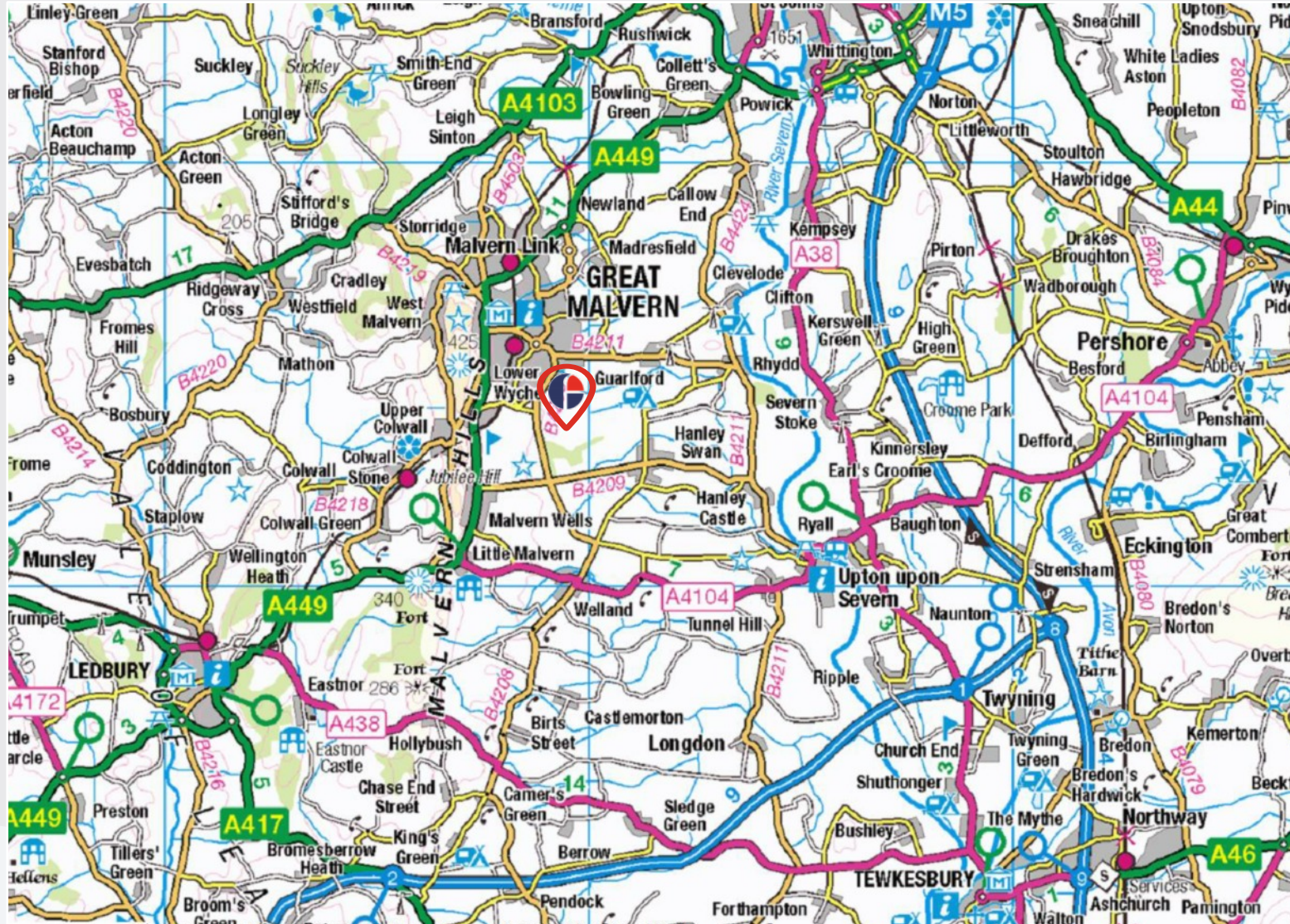
The site can be viewed at any time from the main access road off Blackmore Park Road.



Licence Number 100022432 - Not to scale



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## Approximate Travel Distances

## Locations

- Malvern Town Centre 2.5 miles
- Junc 2 of the M50 9 miles
- Junc 7 of the M5 11.5 miles

## Sat Nav Post Code

- WR14 3LF

## Nearest station

- Great Malvern 2 miles

## Nearest Airports

- Birmingham Int 45.7 miles



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