



## Formerly The Royal British Legion, Building Plot, Hanley Swan, WR8 0EG £295,000

Former British Legion For Sale with Full Planning Permission for a Beautiful 2 Bedroomed Home.

A residential building plot situated in the popular village of Hanley Swan, offered for sale with full planning approval for the demolition of the existing Royal British Legion building to build a beautiful modern, two bedroom single storey home with off road parking for two cars. Alternatively there is also the option of renovating the existing building. The building is 2217 Sq Ft - 205.97 Sq Meters and set upon a plot of 0.084 Acres. Situated in a fantastic location, in the centre of the village, adjacent to the pond, this truly is a once in a lifetime opportunity to live in the heart of this beautiful village and therefore viewing is essential.

Denny & Salmond are offering for sale this exciting opportunity in the heart of Hanley Swan.

Permission has been approved for the demolition of the existing Royal British Legion building which has been not in use for over 5 years, replacing the existing building with a single storey two bedroom detached property with open plan living, dining and kitchen area, ensuite shower room, dressing room and a further bathroom. The property will also benefit from off road parking and the exterior has been designed to compliment the surrounding environment.

### **Planning Approval**

Full details for this development can be found at:-  
file:///var/mobile/Library/SMS/Attachments/ef/15/58D50228-213F-42A5-8EAE-F729635EA3D7/FILE\_6124.pdf

### **Approval of Demolition**

For full details, please visit the Malvern Hills Planning website - M/23/01786/DEM

### **Freehold**

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

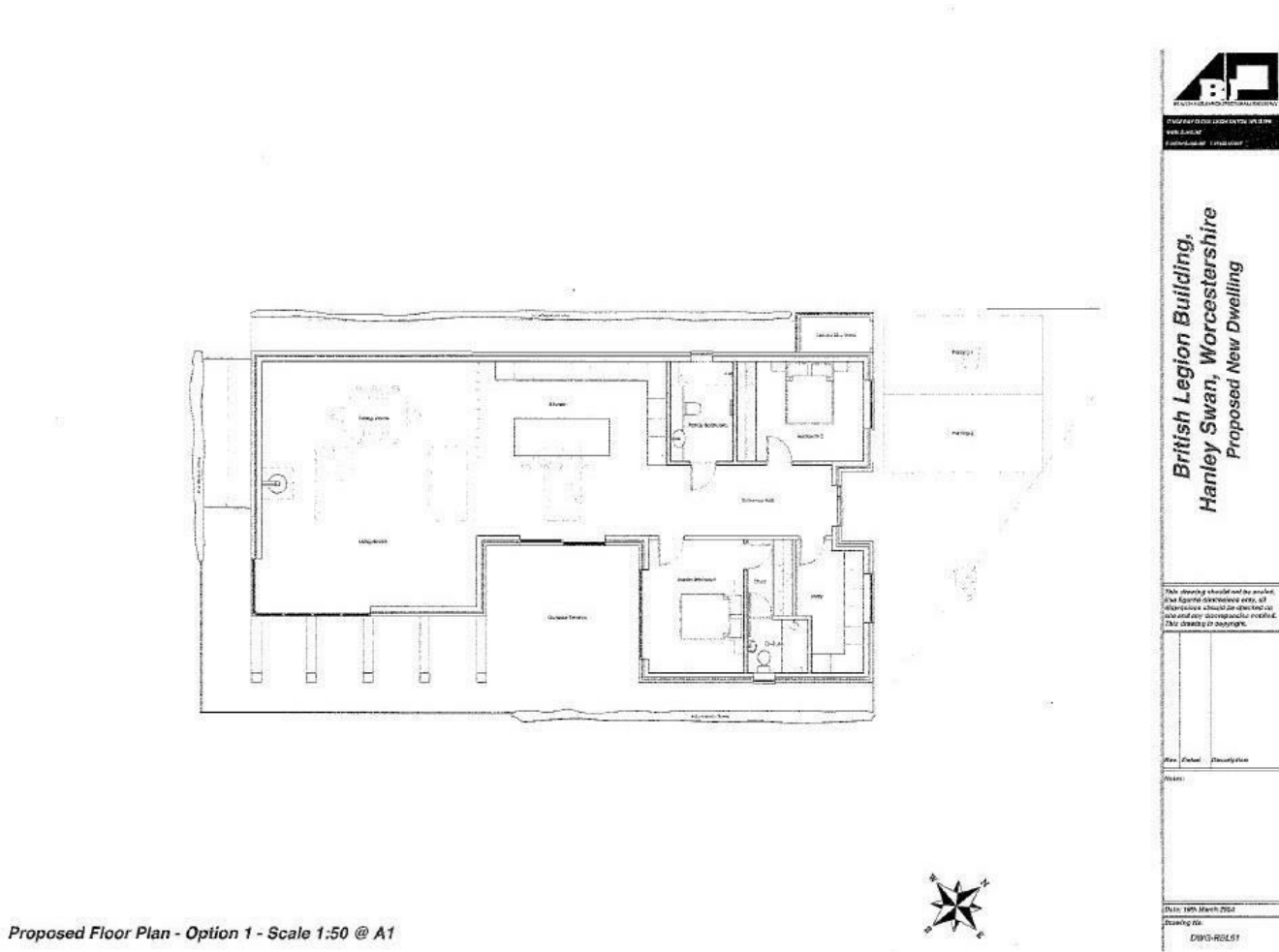
### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

### **Directions**

From Denny & Salmond office, proceed along the A449 towards Ledbury, turning left on to B4209, Hanley Road. Continue along this road and upon entering the village of Hanley Swan, turn left at the village duck pond and immediately left again, where you will find the current British Legion building.

Floor Plan



Area Map



Energy Efficiency Graph

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.