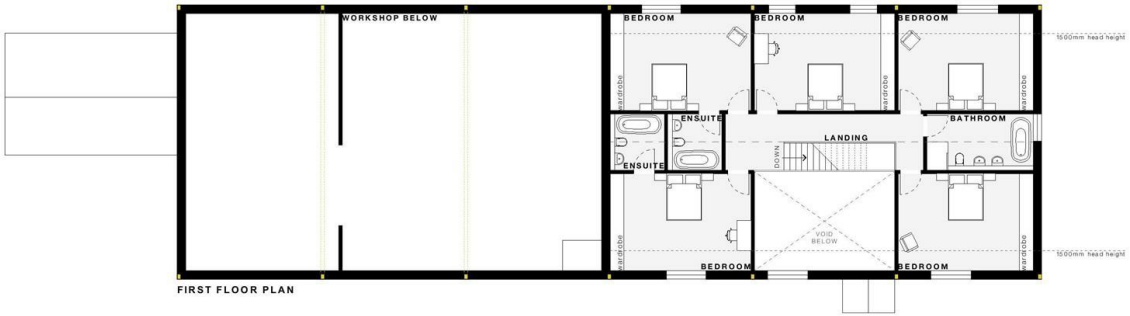
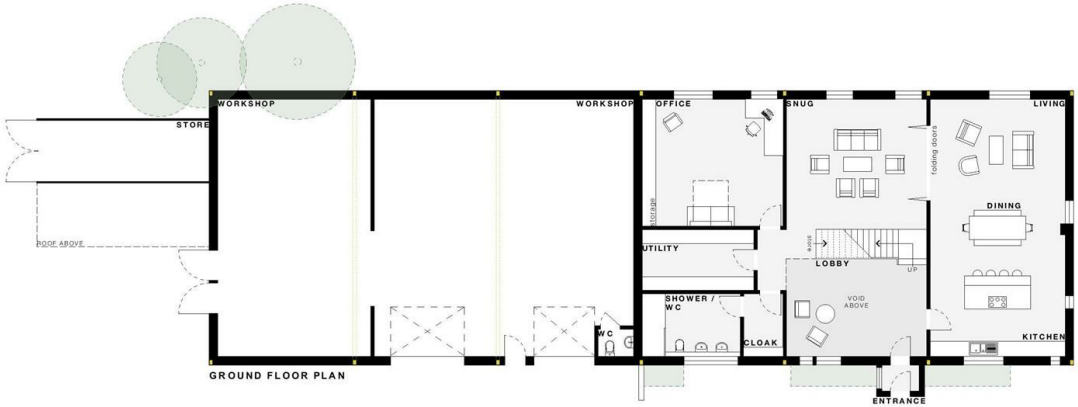
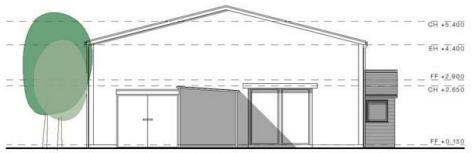


FIRST FLOOR PLAN

NORTH ELEVATION | SIDE

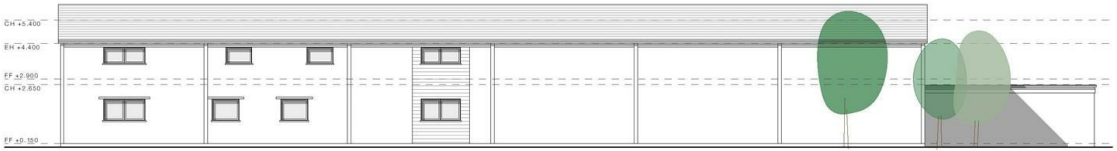


GROUND FLOOR PLAN



SOUTH ELEVATION | SIDE

EAST ELEVATION | FRONT



WEST ELEVATION | REAR

Allan Morris estate agents

Acorn Centre and Land, Roberts End, Hanley Swan, WR8 0DN

MAYFAIR OFFICE GROUP

Roberts End, Hanley Swan, WR8 0DN

A rare and highly versatile residential development opportunity situated on the fringes of the quintessentially British, sought after village of Hanley Swan. Spanning just over 13 acres of beautiful agricultural land and woodland, the site benefits from Notification for Prior Approval (Ref: M/26/01046/GPMAE) for the change of use of the former Acorn Business Centre into a spectacular 5-bedroom, 3-bathroom luxury barn conversion of circa 4,000 sq. ft. Free from the strict planning restrictions of a Conservation Area or the immediate Area of Outstanding Natural Beauty (AONB), this unique site offers developers or self-builders unparalleled flexibility. Alongside the approved plans, an attached 2,100 sq. ft. workshop and garaging space provides an immediate footprint to significantly expand the existing scheme to double in size and/or create a multi-unit development (Subject to Planning Permission).

LOCATION

Nestled at the foot of the breathtaking Malvern Hills Area of Outstanding Natural Beauty, Hanley Swan is quintessential English village living at its finest. Frequently named among the most desirable places to live in Worcestershire, this vibrant, picture-postcard community offers the perfect antidote to fast-paced city life. It is an idyllic rural retreat that doesn't compromise on connectivity or convenience, making it an exceptionally popular choice for buyers relocating from London, the Home Counties and the West Midlands.

Hanley Swan centres around a traditional village green and duck pond, creating an immediate sense of arrival and community. Amenities include: The Swan Inn, an award-winning pub and restaurant offering excellent dining. Hanley Swan Village Stores & Post Office, a well-stocked local hub providing everyday essentials, fresh local produce, and postal services. The 'Outstanding' Hanley Swan C of E Primary School is located within the village, and the highly acclaimed Hanley Castle High School just moments away. The village offers immediate access to endless walking, cycling, and equestrian trails across the nearby Malvern Hills Area of Outstanding Natural Beauty (AONB).

Connectivity: For those swapping the city for the countryside, Hanley Swan offers a seamless transition. You can enjoy a peaceful rural lifestyle while remaining effortlessly connected to London or Birmingham for work or leisure. Direct rail links from Great Malvern and Worcetser Parkway are just a shorty drive away, offering direct, regular services to London Paddington (approx. 2 hours) and Birmingham New Street. The M5 motorway (Junction 7 for Worcester or Junction 8 for the M50) is easily accessible within 15–20 minutes, linking you directly to the national motorway network, the Cotswolds, and the South West.

DESCRIPTION

The planning permission allows for the change of use of the Acorn

Business Centre from commercial to residential use. This part of the building offer around 4000 square feet of accommodation. Attached to the Acorn Business Centre is over 2100 square foot of garaging and workshop space serving the neighbouring residential house and so offers a great footprint for further conversion of the existing proposed development to double in size. The site has a large parking area to the front and good access making it easy for works with the conversion takes place. The plot extends to just over 13 acres of agricultural fields and woodland with plenty of space to provide large individual gardens and or paddocks for the development. The site does not sit within a conservation area or within the Malvern Hills Area of Outstanding Natural Beauty. The site enjoys rural aspected views to the south and south-west across fields and panormaic westerly views to the rear along The Malvern Hills. There is a public footpath across the wooded part on the land, indicated red on the map plan.

PLANNING

The property has Notification for Prior Approval for the proposed change of use from commercial, business and service to dwelling house under reference - M/26/01046/GPMAE

The plans submitted suggest the conversion of just the business centre to a five bedroom, three bathroom barn conversion of around 4000 square feet.

It would be possible to create a similar dwelling subject to approval from the attached garaging and workshop which has roughly the same footprint attached.

It would also be possible to look at the conversion of the whole space to provide four units of around 2000 square feet each similar to the Meadows Development on the Worcester road in Hanley Swan where a redundant commercial building was converted to four smaller residential dwellings.

OPPORTUNITY

The conversion of the Acorn Business Centre provides the opportunity for a developer to take on an interesting site in one of the counties most sought after villages. The village and surrounding area is a high value destination with many buyers relocating from more expensive areas in the south east or the West Midlands. There is no requirement for social housing under the current scheme. The building could be converted in many ways subject to amendments to the agreed Prior Approval. The agricultural and woodland could be retained with the property or could be sold separately as required.

TENURE

The site is understood to be freehold.

LOCAL AUTHORITY

Malvern Hills District Council - The Council House, Avenue Road, Malvern, WR14 3AF - 01684 862151 - development.control@malvernhills.gov.uk.

FURTHER INFORMATION

All information relating to the Prior Notice is available from Malvern Hills District Council via the link -

https://plan.malvernhills.gov.uk/Planning/Display/M/26/01046/GPMAE

Hard copies are available form our office in Great Malvern if required.

If you have any questions or queries regarding the development please contact the office on 01684 561411 or email richard.ashton@allan-morris.co.uk

DIRECTIONS

From the crossroads in the centre of Hanley Swan with the duck pond on the left continue on the B4209 in the direction of Upton. The access can be found on the right hand side after approximately a mile just after The Balconies.

What3Words

Driveway - holly.vessel.wanted
Acorn Business Centre - joystick.deserved.robes

PRICE - OFFERS OVER £700,000

Ground Floor

Floor 1

Approximate total area(1)

568.8 m²

6123 ft²

Reduced headroom

3.6 m²

39 ft²

(1) Excluding balconies and terraces

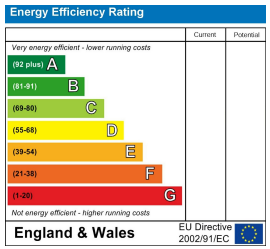
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC



Material Information Report

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

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(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;

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3/3a Worcester Road, Great Malvern WR14 4QY 01684 561411 malvern@allan-morris.co.uk www.allan-morris.co.uk

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BEDROOM
BEDROOM
LANDING
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BEDROOM
BEDROOM
FIRST FLOOR PLAN
STORE
WORKSHOP
WORKSHOP
OFFICE
SNUG
LIVING
DINING
UTILITY
LOBBY
SHOWER / WC
CLOAK
KITCHEN
ENTRANCE
GROUND FLOOR PLAN