



Orchard Barn Haylers End, Hanley Swan, WR8 0AL

Offers Over £350,000

A unique opportunity to build and specify a detached freehold barn conversion with the potential for 330sqm/3500sqft of versatile accommodation in a glorious rural setting on the edge of one of Worcestershire's most sought after villages.

Orchard Barn would enjoy panoramic views over surrounding countryside and to the Malvern Hills. The proposed accommodation in the planning application comprises: Ground floor: entrance hall with storage, sitting room, study, cinema room, very large kitchen/family/dining room, utility, cloakroom. First floor: Main bedroom suite with dressing room and en-suite, two further double bedrooms. Externally the property has planning for 550 square metres of garden, and a total plot size in the region of 0.43 acres (TBC) Offered for sale by informal tender inviting offers in writing by noon Thursday 29th June.



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DESCRIPTION

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LOCATION

Hanley Swan is a traditional quintessentially English village centred around a village green. There are good facilities within the village including the highly regarded Swan Inn, Hanley Swan Village Store and Post Office., Primary School and active village hall. Great Malvern is just a short drive away and has a broad range of independent shops, a Waitrose supermarket, various restaurants, galleries and the famous Malvern Theatre. The larger centres of Cheltenham, Worcester and Birmingham are easily accessible by road and rail.

Recreation and Entertainment: The spectacular Malvern Hills are the backdrop to the property providing 3000 acres of hills and commons with an extensive network of footpaths and bridleways. The Three Counties Showground hosts a wide variety of events, agricultural fairs, auctions, horse sales and family days. Cheltenham, renowned for horse racing and the Gold Cup in March, also hosts a range of cultural festivals including the annual Cheltenham Literature Festival.



SCHOOLING

Hanley Swan has its only village primary school, a level walk from the property. Hanley Castle High School buses serve the village for secondary school. Private schooling locally in Malvern is well served with further state and independent schools for all ages, including Malvern College and Malvern St James providing both day and boarding opportunities. Further schooling is available in Worcester and Cheltenham.

TRANSPORT LINKS

Commuters have access to the national motorway network via the M5 and M50 nearby. Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Worcester, Hereford and Oxford. The newly opened Worcestershire Parkway is a short drive away and reducing travel times further. Birmingham Airport is less than an hour's drive away.

FURTHER INFORMATION

Further information is available from our office in Great Malvern. This can either be collected as hard copies by appointment or sent via email/dropbox. This information includes;

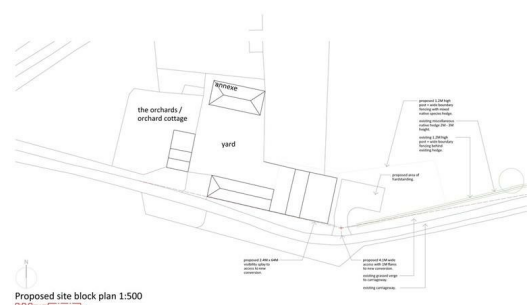
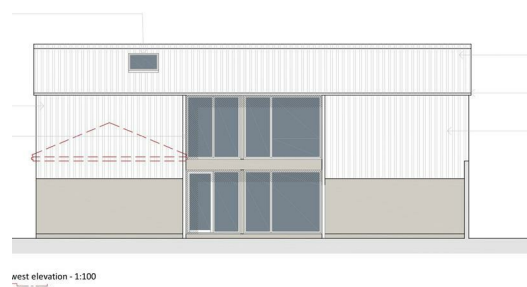
- Decision Notices
- Elevation Drawings
- Site Location Plan
- Proposed Site Plan
- Floorplans
- Structural Engineers Report
- Ecological Report

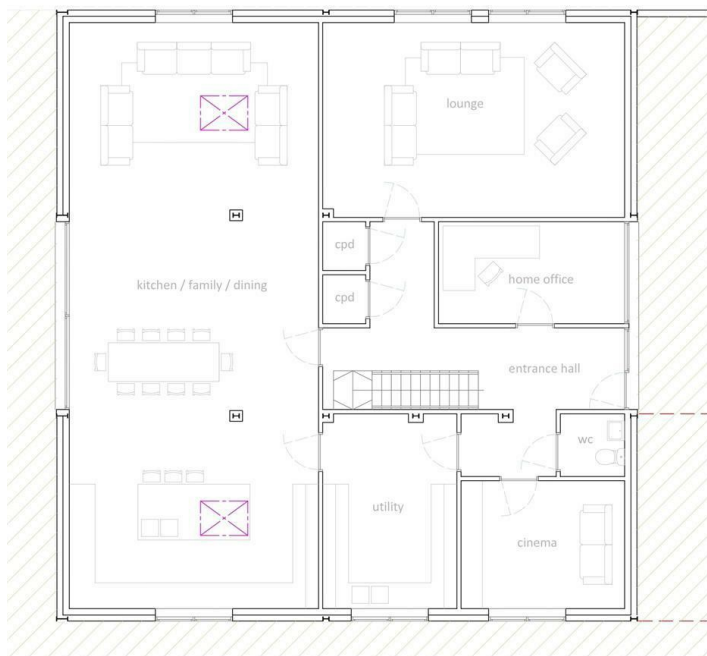
DIRECTIONS

From the Allan Morris office in Great Malvern proceed downhill in the direction of Barnards Green. Leave the town via the B4208 heading in the direction of the Three Counties Showground. Turn left at the crossroads in the direction of Hanley Swan. Turn left at the crossroads just after the duck pond heading in the direction of Worcester. After about half a mile take the next right to Haylers End. After about a third of a mile take the right hand fork and the property can be found on the left hand side as indicated by the agents FOR SALE board, just after the white farmhouse.

VIEWINGS

VIEWINGS STRICTLY BY APPOINTMENT ONLY DUE TO LIVESTOCK. To arrange a viewing or with any queries please contact us on 01684 561411 or email malvern@allan-morris.co.uk





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
SERVICES: Mains electricity, and water are available in the road on the other side of the field, the owners of the land are happy for an easement for the supply. Drainage could be private. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC
ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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