

# For Sale

## Land at Willow End Park



Willow End Park, Malvern, WR13 6NN

- 0.64 acres
- Freehold
- Development opportunity (subject to planning)
- Located on an established Business Park
- Rural location
- Close proximity to the M5 and M50 motorway



**GJS | Dillon**

The Commercial Property Consultants

01905 676169

[www.gjsdillon.co.uk](http://www.gjsdillon.co.uk)



## Land at Willow End Park, Malvern, WR13 6NN

### Location

Willow End is located to the south of Great Malvern and east of Malvern Wells, in a rural location near the Three Counties Show Ground. Willow End is home to multiple office and warehouse buildings, including a recently built office/research facility. The business park is situated two and a half miles south of Great Malvern and eight and a half miles south west of Worcester.

The area benefits from good transport communications with both Junction 1 of the M50 and Junction 7 of the M5 being accessible from the property. Great Malvern also benefits from a mainline railway station which provides direct access to Worcester, Hereford and London Paddington.

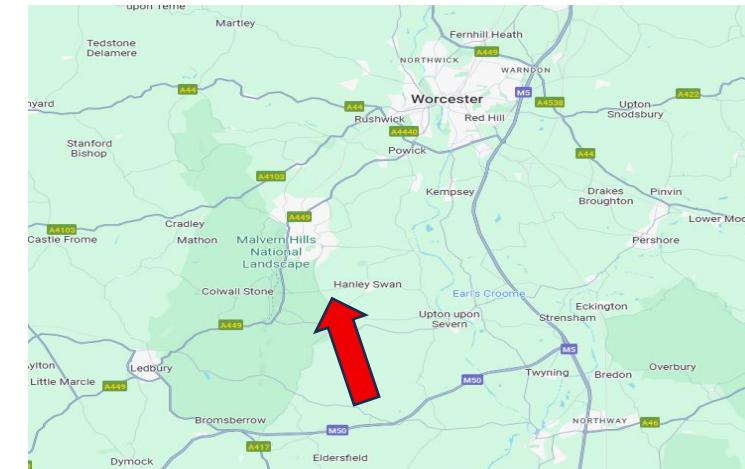
### Description

This parcel of land extends to approximately 0.64 acres and offers an excellent opportunity for development (subject to planning).

The site has an extant permission for an 8000 sq ft office block (identical to that shown adjacent to the site) and a lapsed consent for 6 light industrial units with office facilities above totalling 11,000 sq ft. Electricity, gas and full fibre comms are within easy reach of the site and mains water and effluent disposal are within the site.

The land benefits from a prominent position alongside an established business park and the site offers potential for additional parking or external yard space, depending on the end use.

This is a rare opportunity to secure a well-located development site within an established commercial environment, with flexibility for a range of potential occupiers or investors.



### Guide Price

£255,000

### Tenure

The land is available on a vacant freehold basis

### Legal Costs

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

#### Tenure

The property is available on a freehold basis.

#### VAT

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

**Viewing and further information:**  
call 01905 67 61 69

**Jorge Bray**  
[jorgebray@gjsdillon.co.uk](mailto:jorgebray@gjsdillon.co.uk)

**Roy Wilkes**  
[roywilkes@gjsdillon.co.uk](mailto:roywilkes@gjsdillon.co.uk)



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 insitu 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.

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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

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