

**fisher
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Spring Lane

Malvern, WR14 1AJ

Freehold
Industrial/Warehouse unit with
planning for redevelopment

7,115 Sq Ft (661 Sq M)



For Sale | £495,000



Key information



Established
commercial location



Planning permission
granted for 5
industrial units



Guide Price
£495,000



Site Area
Approximately 0.29
acres

Spring Lane

7,115 Sq Ft (661 Sq M)

Description

The property comprises a detached industrial/warehouse unit of concrete frame construction, incorporating a two-storey front extension providing office accommodation. The building is covered by an asbestos pitched roof over the main warehouse area, with a mono-pitched metal clad roof over the front office extension.

The site benefits from full planning permission for redevelopment. The approved scheme provides for the demolition of the existing industrial building and the construction of five start-up industrial units, together with associated parking, landscaping and infrastructure works.

The site extends to approximately 0.29 acres (0.12 hectares) in total.

Location

Spring Lane is situated within the Malvern Link area of Malvern, Worcestershire, approximately 1 mile north-east of Malvern town centre. The area occupies an established mixed-use location comprising trade counter occupiers, industrial and warehouse premises, leisure uses and local amenities. Spring Lane connects directly to Worcester Road (A449), one of the principal routes through Malvern, providing convenient road access to Worcester to the north and Ledbury and the M50 motorway to the south.

Accommodation

Description	Sq Ft	Sq M
Industrial/Warehouse Unit	7,115	661
Site Area	0.29 Acres	0.12 Hectares

Locations

Malvern: 1 miles

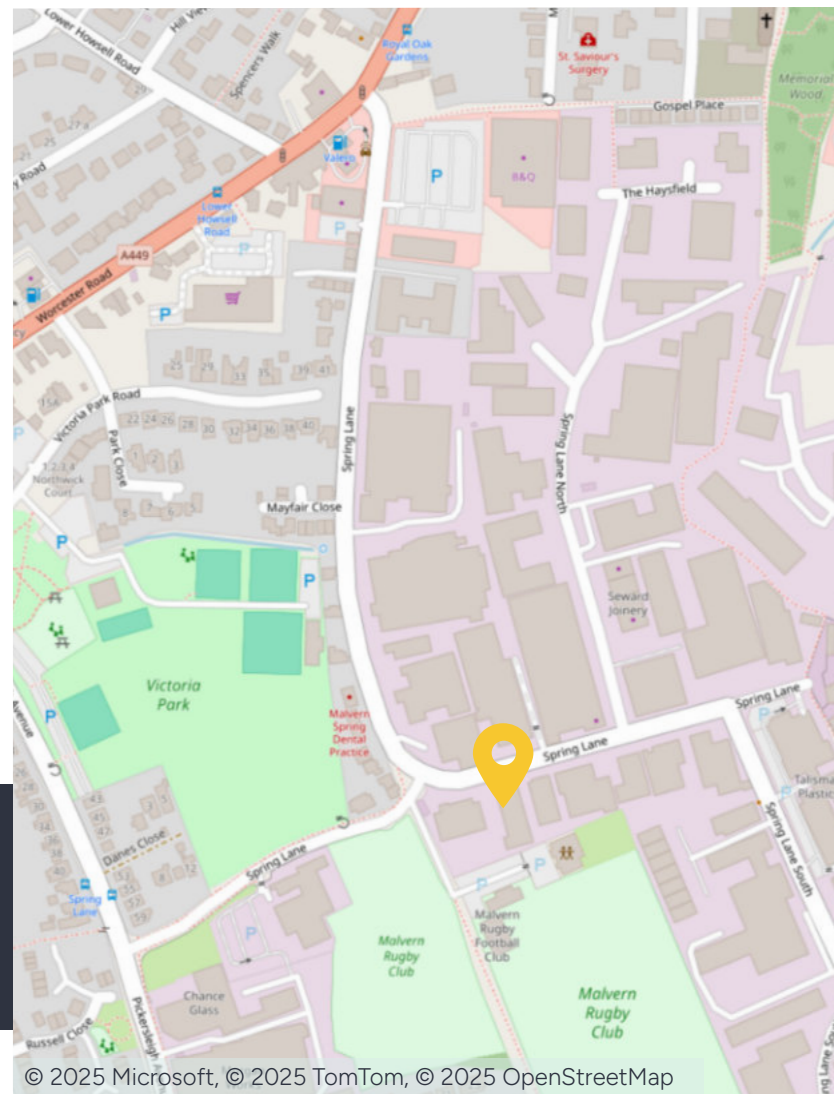
Worcester: 8 miles

Nearest station

Malvern Link: 0.5 miles

Nearest airport

Birmingham International: 45 miles



Further information

Tenure

The property is offered on a freehold basis with vacant possession – Title No HW160367.

Guide Price

£495,000, Subject to Contract.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £30,750

Planning

Local Authority: Malvern Hills District Council
Application No: M/25/00349/FUL

The property benefits from full planning permission for redevelopment, comprising the demolition of the existing industrial building and the construction of five start-up industrial units together with associated landscaping, parking, access and infrastructure works.

The planning application is accompanied by a proposed site layout plan which provides for a scheme comprising five industrial units extending

to a total Gross Internal Area (GIA) of approximately 3,714 sq ft (345 sq m).

Copies of the planning permission, approved drawings and supporting documentation are available upon request

Services

We understand that mains services are available to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

EPC

The property has an EPC rating of E.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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

Viewings

Strictly by prior arrangement with the sole agents.



Proposed Elevations



For illustrative purposes only

[illegible]

For illustrative purposes only

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2026. Photographs dated October 2026.



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