



LAND FORMING PART OF THE PROPOSED WORCESTER PARKWAY SETTLEMENT

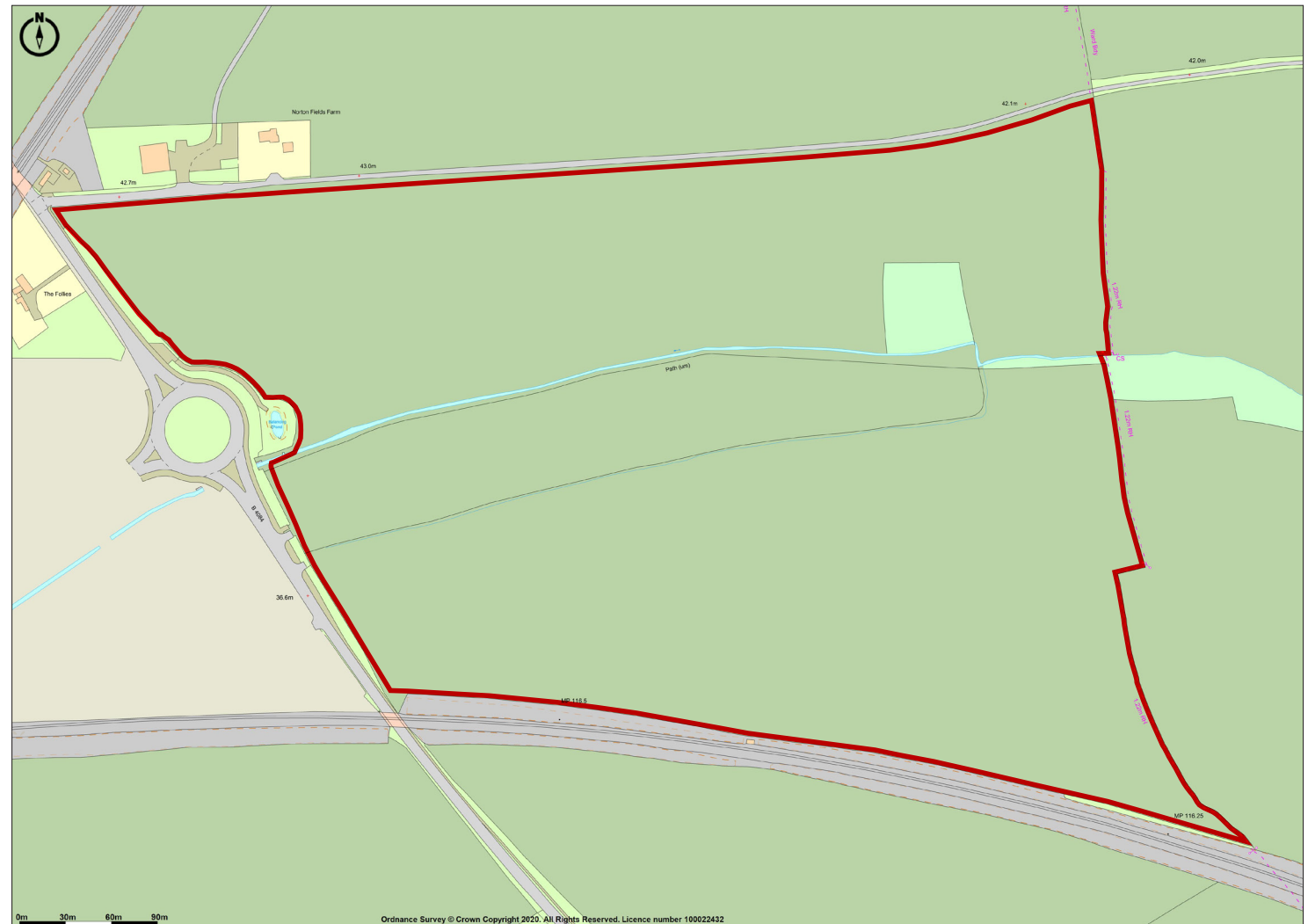
STRATEGIC LAND OPPORTUNITY EXTENDING TO APPROXIMATELY 54 ACRES (22 HECTARES)

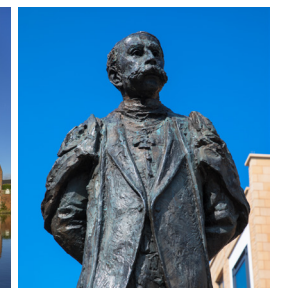
Key Points

- Freehold site within the proposed Worcester Parkway settlement
- Approximately 54 acres (22 hectares)
- Strategic position within single ownership
- Excellent access and connectivity

The Site

The agricultural land extends to approximately 54 acres (22 hectares) and is located to the south east of Worcester. The site borders the Worcester Parkway train station to the east, which is a newly developed train station serving two railway lines (North Cotswold Line and Cardiff to Nottingham Line).





About Worcester Parkway

The recently completed Worcestershire Parkway forms part of the wider £50 million rail investment programme in Worcestershire. Opening in February 2020, Great Western Railway services operating between Hereford/Great Malvern/Worcester, and the Thames Valley and London Paddington will now call at the Worcestershire Parkway station along with CrossCountry services between Cardiff and Nottingham.

Worcester Parkway will be the main focus of strategic development for the plan period to 2041. The broad area, as identified on the Policies Map, extends to approximately 1,130 hectares and is bounded by the M5, A44, the Cotswold and Malvern Line, the north east - south west main railway lines and Stoulton to the east.

The aspirations for the plan period is to develop approximately 5,000 dwellings and 50 hectares of employment land. The boundary of the allocation contains sufficient land to deliver far more development beyond 2041.

In addition to the proposed dwelling numbers and employment area, Worcester Parkway is set to provide 2-3 local centres; office/commercial/leisure buildings; and one secondary school and three primary schools.

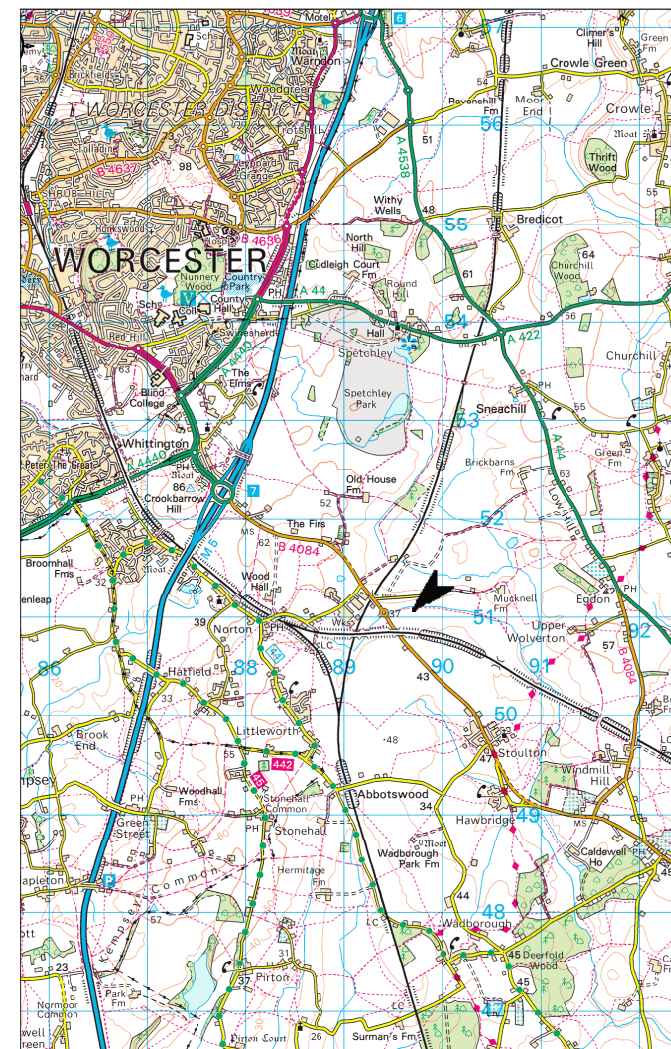
Worcester Parkway Vision

Worcestershire Parkway is a thriving, carbon neutral new town reaching an estimated population of 22,000 by 2060. Comprehensively planned, applying sustainable development principles to the associated masterplan and design code, Worcestershire Parkway offers a rewarding place to live, work and play.

The character of Worcestershire Parkway is underpinned by a high-quality built environment, which is in harmony with the natural environment whose important landscape and ecological features are all retained and enhanced through significant Green Infrastructure investment.

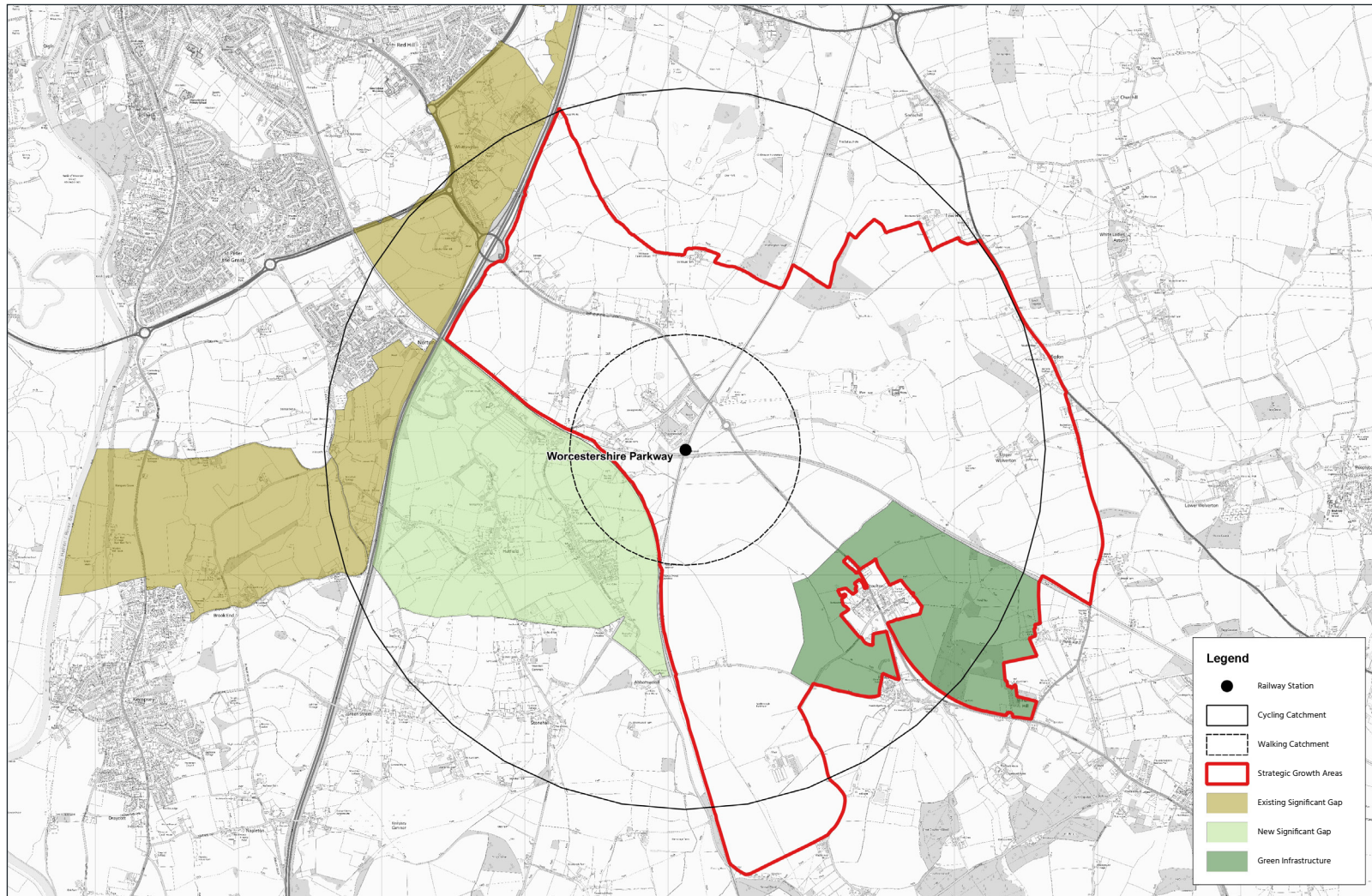
Excellent informal recreational opportunities are available across the new settlement, which is also highly resilient to the impacts of Climate Change. Healthy Lifestyles are further encouraged through the provision of a comprehensive range of local services and employment opportunities, which can all be easily and safely accessed on foot, bicycle and public transport. Higher order services in Worcester can be readily accessed via train, bus and bicycle.

The vibrant and viable town centre is at the heart of the new community and will be instrumental in the creation of Worcestershire Parkway's unique identity.



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Strategic Growth Area: Worcestershire Parkway New Settlement Area



Planning

Following the adoption of the SWDP in February 2016, the South Worcestershire Councils (SWC), made up of Malvern Hills District Council, Worcester City Council and Wychavon District Council, are currently reviewing the SWDP in line with national requirements to review local plans every five years.

The review will update the existing SWDP, including, where necessary, the spatial strategy, site allocations and detailed development management policies. The review will also extend the plan period to 2041 from its current end point of 2030.

To date, SWC have undertaken an initial Issues and Options consultation between the 5 November 2018 and 17 December 2018, which sought to identify the main issues for the SWDP Review to address, including any amendments to the adopted housing requirement, meeting the demand for employment land and appropriateness of the adopted development strategy.

Following this consultation, SWC consulted on the Preferred Options for the SWDP Review between the 4 November and 16 December 2019. Gerald Eve submitted, on behalf of the Landowner, a representation on the site.

The site is not considered to have any significant constraints to development.

A detailed planning update produced by Gerald Eve is available separately to these particulars.

Tenure

The property is for sale freehold with vacant possession being provided on legal completion.

The site is registered under the Title Number HW155890.

Method of Sale

The freehold interest is to be sold by Informal Tender. Offers are invited for the whole only. The Vendor's preference is to sell on an unconditional basis only, however, all offers will be considered.

VAT

The Vendor reserves the right to opt to tax, therefore, VAT might be payable on the purchase price.

Rights of Way, Wayleaves & Easements

A Public Right of Way (PROW) runs east / west across the site (ref. NJ-548) which connects with a wider PROW network to the east and west of the site.

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Vendors Solicitor

Burges Salmon LLP, One Glass Wharf, Bristol, BS2 0ZX
Tel. +44 (0)117 939 2000
ross.simpson@burges-salmon.com

Local Authority

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore WR10 1PT

Viewings

The site can be viewed from the highway. No entry onto the land is permitted without prior consent and must be arranged through Gerald Eve LLP.



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