

LAND AT THE ANCHOR INN

Main Road, Wyre Piddle, Worcestershire, WR10 2JB



Yellow line for indicative purposes only

Key Highlights

- Residential development opportunity for single plot (subject to planning permission)
- Self-build opportunity
- Riverside location in sought after village
- Potential boat mooring available
- Site extending to approximately 0.084 acres (0.034 Ha)
- Offers invited on an unconditional basis

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Location

The site is located in the village of Wyre Piddle approximately 2.3 miles east of Pershore and 10 miles south east of Worcester. The site located on the banks of the River Avon. Located to the west of the site is a private marina and holiday park.

Description

The site extends to approximately 0.084 acres (0.034 Ha) and comprises of bare land with decked pontoon (potential for boat mooring, subject to consents).

The Moorings which is a development to the east of the site comprises three new build family homes overlooking the River Avon.

Planning

The site falls within the Wychavon District under the administrative boundary of South Worcestershire. The Anchor Inn is Grade II listed but the site does not fall within a conservation area. By virtue of the riverside location, the site falls partially within Flood Zone 2 (land having between a 1 in 100 – 1,000 annual probability of river flooding) and Flood Zone 3 (land having between 1 in 100 or greater annual probability of flooding).

Within planning policy Pershore is identified as an appropriate location to accommodate housing growth. The site is not currently utilised as part of the pub operation.

The adopted Community Infrastructure Levy (CIL) for this area for residential development is £40 /m2 for every additional square metre of development over the existing area, subject to indexation.

Services

All interested parties are advised to investigate the availability of utility services to the site and capacity thereof.

Method of Sale

Savills are instructed to secure the unconditional disposal of the site subject to contract only. Offers are invited on an unconditional basis and VAT will be applicable.

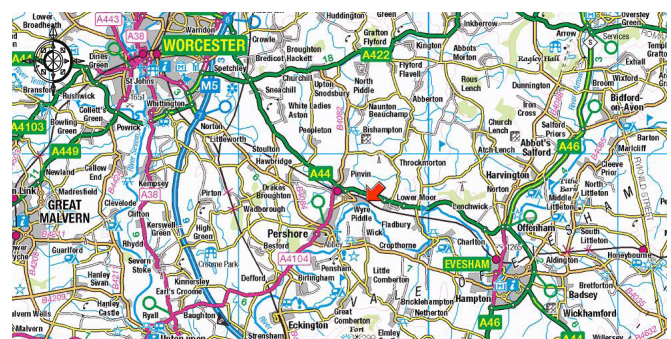
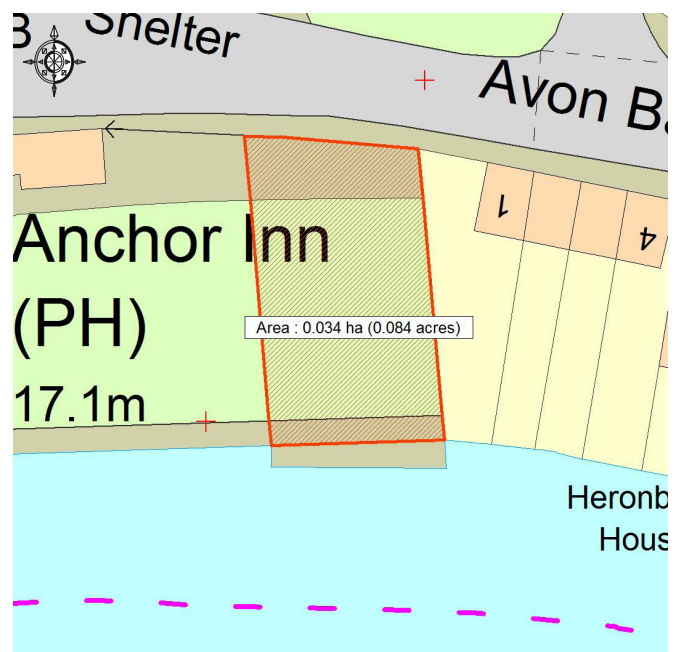
Terms

Offers are invited to identify:

- Purchase price including deposit
- Name and address of offering party
- Name and address of purchaser's solicitor and name of acting solicitor
- Confirmation of how the purchase will be funded
- Timescale to completion

Viewing & Confidentiality

The site is visible from road, the pub and also the river walkway.



Contact

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