

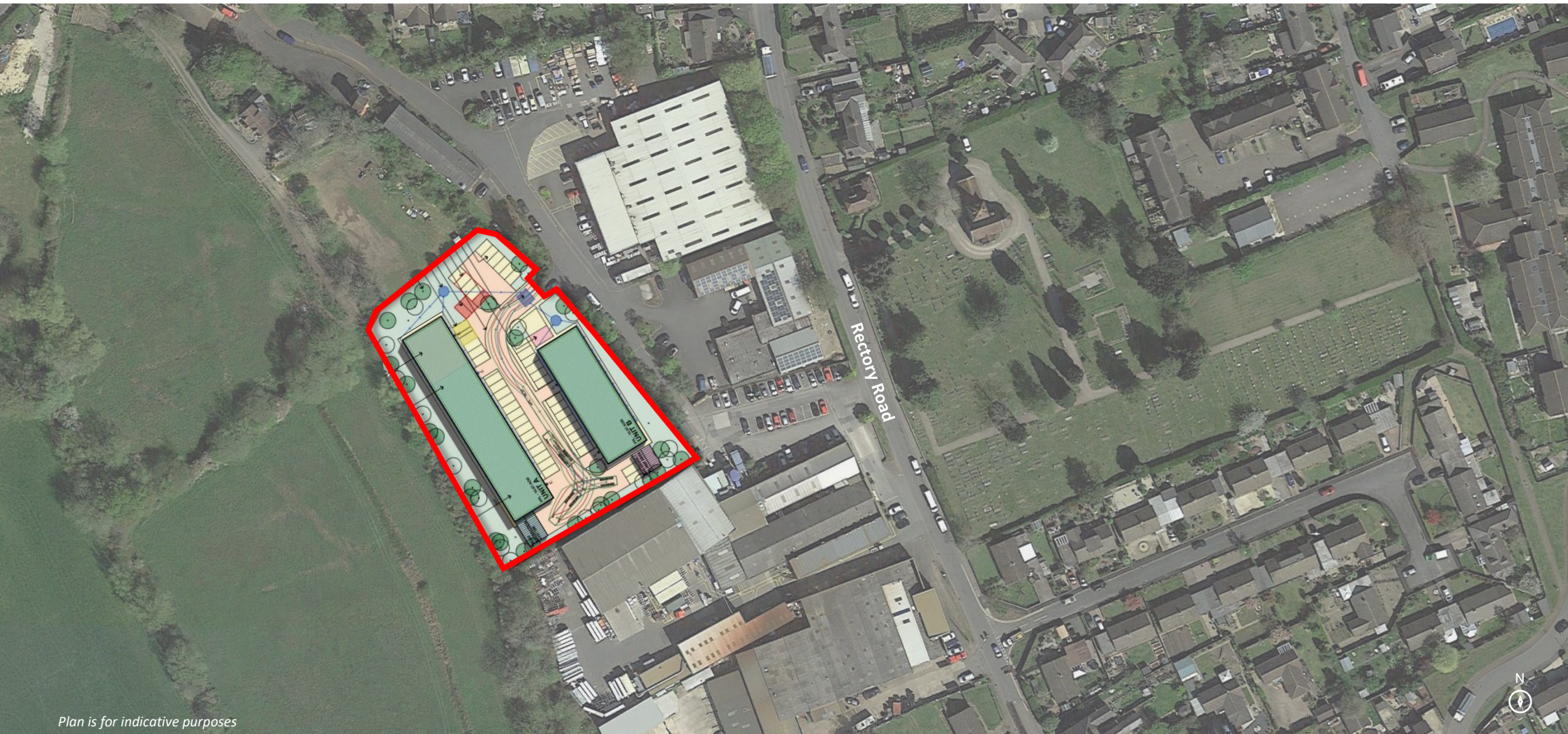
# DEVELOPMENT LAND



## Upton-upon-Severn, Worcs.

Land on the eastern side of Causeway Lane, Upton-upon-Severn, WR8 0NL

Reserved Matters Approval for the Erection of 13 no. Class B1, B2 or B8 Units



*Plan is for indicative purposes*



# Development Opportunity

Land on the eastern side of Causeway Lane, Upton-upon-Severn, WR8 0NL



## LOCATION

The subject site is located on the western edge of an existing industrial estate in the Worcestershire town of Upton-upon-Severn. The town lies equidistant between the larger settlements of Malvern (8 miles northwest) and Tewkesbury (8 miles south east). Upton-upon-Severn is easily accessible with the A4104 running through the town allowing direct access to Malvern and Pershore. Junction 1 of the M50 is a 10 minute drive from the town, providing routes to Wales and a further 3 minute drive to Junction 8 of the M5. The nearest railway stations to the site are located in Malvern and Ashchurch, Tewkesbury.

Upton-upon-Severn benefits from a range of existing facilities within a short distance from the subject site, including a dental surgery, rugby club, primary school, high street with shops and multiple public houses. On the northern side of the River Severn there is a marina with its own bar and restaurant.

## DESCRIPTION

The site currently comprises 1.17 acres (0.47 hectares) of overgrown vacant land to the west edge of an existing industrial estate. Trees delineate the perimeter of the site. To the north of the site is another vacant parcel of land and a residential dwelling known as 'The Lindens'. Immediately to the south, the boundary adjoins an existing industrial facility owned by Harpland Ltd. To the west is Causeway Lane and agricultural land extends beyond this. Vehicular access is currently provided with entrance gates off the eastern boundary.

The site is within Flood Zone 2, with an annual flood risk of between 1 in 100 and 1 in 1000 in terms of flooding from main rivers. The FRA states that less vulnerable development, such as the proposed employment buildings, would be acceptable upon the site having regard to the NPPF. Parts of the western edge are within Flood Zone 3. We understand that the site is not within a conservation area or subject to any statutory landscape designation.

## PLANNING

The subject site is situated within the planning jurisdiction of Malvern Hills District Council, who together with Wychavon District Council, and Worcester City formed the South Worcestershire Development Plan (SWDP). The SWDP is currently undergoing a review to provide an updated plan for the period to 2041. The final consultation of the review, before it is submitted to the Planning Inspectorate, is scheduled for a 6-week period, commencing in November 2022.

**19/00695/OUT**– Outline application for the Erection of 13 No. Class B1, B2 or B8 Units. All Matters Reserved Except for Access. *Approved on the 26<sup>th</sup> of September 2019.*

**21/01275/RM** –Reserved Matters application for appearance, landscaping, layout and scale pursuant to outline planning permission 19/00695/OUT for the Erection of 13 No. Class B1, B2 or B8 Units. *Approved on the 24<sup>th</sup> of February 2022.*

The application site lies outside of the development boundary of Upton-upon-Severn which is categorised by the SWDP as a 'town' providing a range of services and employment opportunities.

## PROPOSED SCHEME

The proposed layout was indicated at Outline stage, indicating approximately 1,219 sq.m (13,119 sq.ft) of space. The Reserved Matters proposal differs in terms of the scheme being for a single occupancy, provides for a central parking area with opposing building units. Unit A is to contain the majority of production and the point of despatching products. It would also house the office, toilets, canteen and reception. Unit B is proposed to be for the delivery of materials, acting as the main storage building. The units are proposed to each have a green roof, vertical timber cladding and powder coated aluminium windows. The buildings proposed will have a shallow pitch roof and will measure 6.8m in height to the ridge. There are to be 45 no. car parking spaces within the site.

## ALTERNATIVE USES

As the subject site is within walking distance from the town and within an employment and residential area, it is estimated that site may be suitable for care/retirement purposes, subject to gaining the necessary planning consents.

## SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

## VAT

VAT will not be chargeable on the purchase price.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A Professional Undertaking of £10,000 + VAT for the Vendors' Professional Costs will be required.

## VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [jack.moulds@brutonknowles.co.uk](mailto:jack.moulds@brutonknowles.co.uk)

## GUIDE PRICE & TERMS

The site is offered For Sale by Private Treaty.

Offers are invited in excess of £450,000 on an unconditional basis.

Conditional, 'Subject to Planning' offers are also invited.

Offers should be submitted to Scott Winnard by email to: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

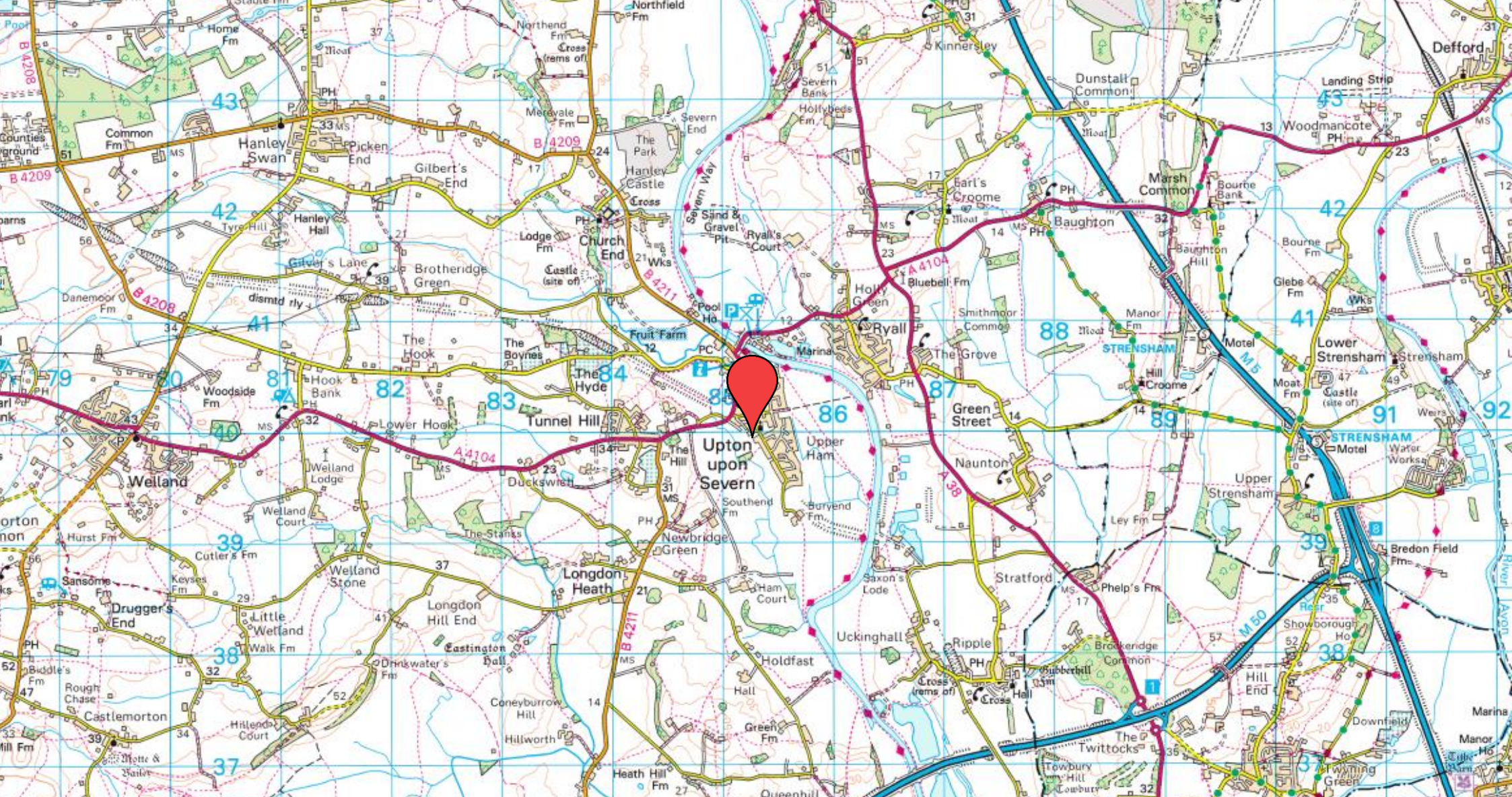
## SUBJECT TO CONTRACT

## JANUARY 2023

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.







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**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.