

# RESIDENTIAL DEVELOPMENT LAND

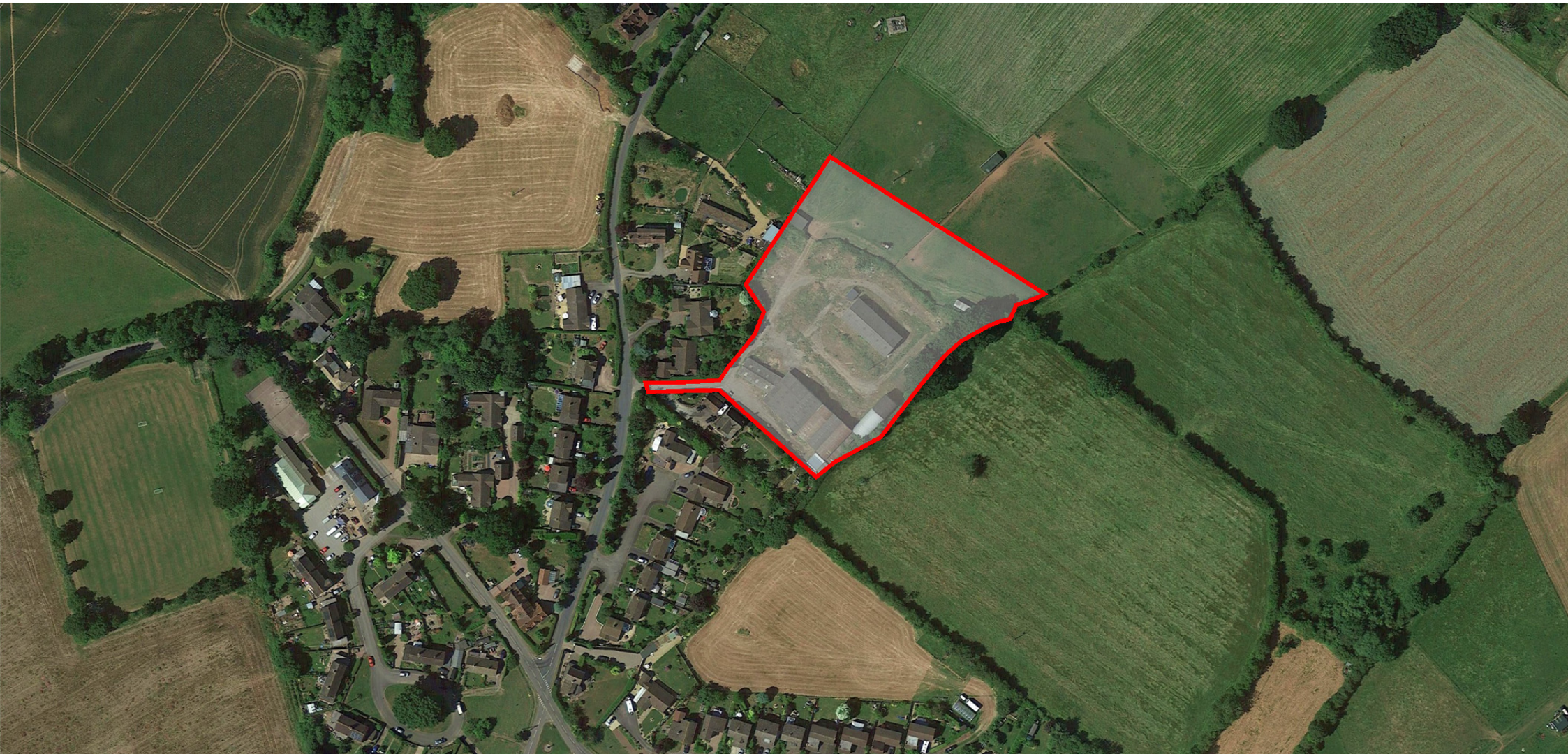
**BK** Bruton Knowles

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## Alfrick, Worcestershire

Land at Clay Green Farm, Alfrick, Worcestershire, WR6 5HN

Detailed Planning Permission for 21 Dwellings set within 3.48 Acres (1.41 Hectares)



# Land at Alfrick, Worcestershire

## LOCATION

The site is located to the northern edge of the rural village of Alfrick, Worcestershire, with a vehicular access off Folly Road. The village lies to the north of the Malvern Hills and benefits from a community-owned food shop, café and post office, village hall, recreation ground and a pub approximately 1 mile to the north of the village.

A regular bus service is available from Alfrick which provides connectivity to the surrounding villages & towns. Knightwick Road that passes through the centre of the village enables access to the A4103 and Worcester to the east and the A44 to the north, with access to Hereford situated to the west.

For further amenities the picturesque town of Malvern is approximately 7 miles to the south, where there are restaurants, award winning schools, retail and leisure facilities along with the nearest train station, with connections to London Paddington in approximately 2.5 hours. The M5 (J7) motorway (north & south) is approximately 10 miles to the east of the village.

**Malvern – 7 miles**  
**Worcester – 8.3 miles**  
**Hereford – 20.2 miles**

## DESCRIPTION

The site consists of a farmyard with a number of agricultural buildings consisting of open barns, workshops and covered stores. The site is accessed from a private driveway running gently uphill from Folly Lane to the west of the site. The farmyard is covered almost entirely with hardstanding including areas of concrete with informal hardstanding made up of compacted hardcore.

The site slopes gently downhill from south to north. Beyond the western boundary are rear gardens of residential dwellings. To the northern boundary the ground slopes steeply downhill with open pasture land beyond. To the northern end of the south western boundary is a row of mature oak trees. Beyond the southern boundary are residential properties along with the existing period farmhouse.

## PLANNING

17/00598/RM– The site benefits from reserved matters consent, granted at appeal (Appeal ref: APP/J1860/W/18/3216837) namely access, appearance, landscaping, layout, and scale details submitted in pursuance of condition 2 attached to planning permission Ref 14/00894/OUT, for the erection of up to 21 units.

## PROPOSED SCHEME

- Up to 21 New Residential Dwellings
- 30% Affordable Housing - 4 x Social Rent  
- 2 x Fixed Equity
- Mix of 2-5 Bedroom Homes
- 3.48 Acres (1.41 Hectares)

## SECTION 106 CONTRIBUTIONS

- Junction Improvement Contribution- £26,397
- Education Contribution- £34,782
- Recreation Contribution - £96,600

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £10,000 Plus VAT for vendors abortive legal costs will be required.

An overage provision will be placed on the site, if planning permission is subsequently secured for residential development in excess of 21 units.

## TERMS

The site is offered For Sale by Informal Tender. Tenders should be submitted to Harry Breakwell, Bruton Knowles by post or by email on:

**[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)**;

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon on Friday 23<sup>rd</sup> October 2020**.

## VAT

VAT will not be chargeable on the purchase price.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the private driveway off Folly Road, by appointment.

A 'Data Room' has been prepared that provides detailed information on planning, services, method of sale, topographical survey, ground investigation report, ecology, drainage, drawings and other reports.

Please email **[jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)** for log in details.

## SUBJECT TO CONTRACT

**SEPTEMBER 2020**

# Residential Development Land - Alfrick

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**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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