

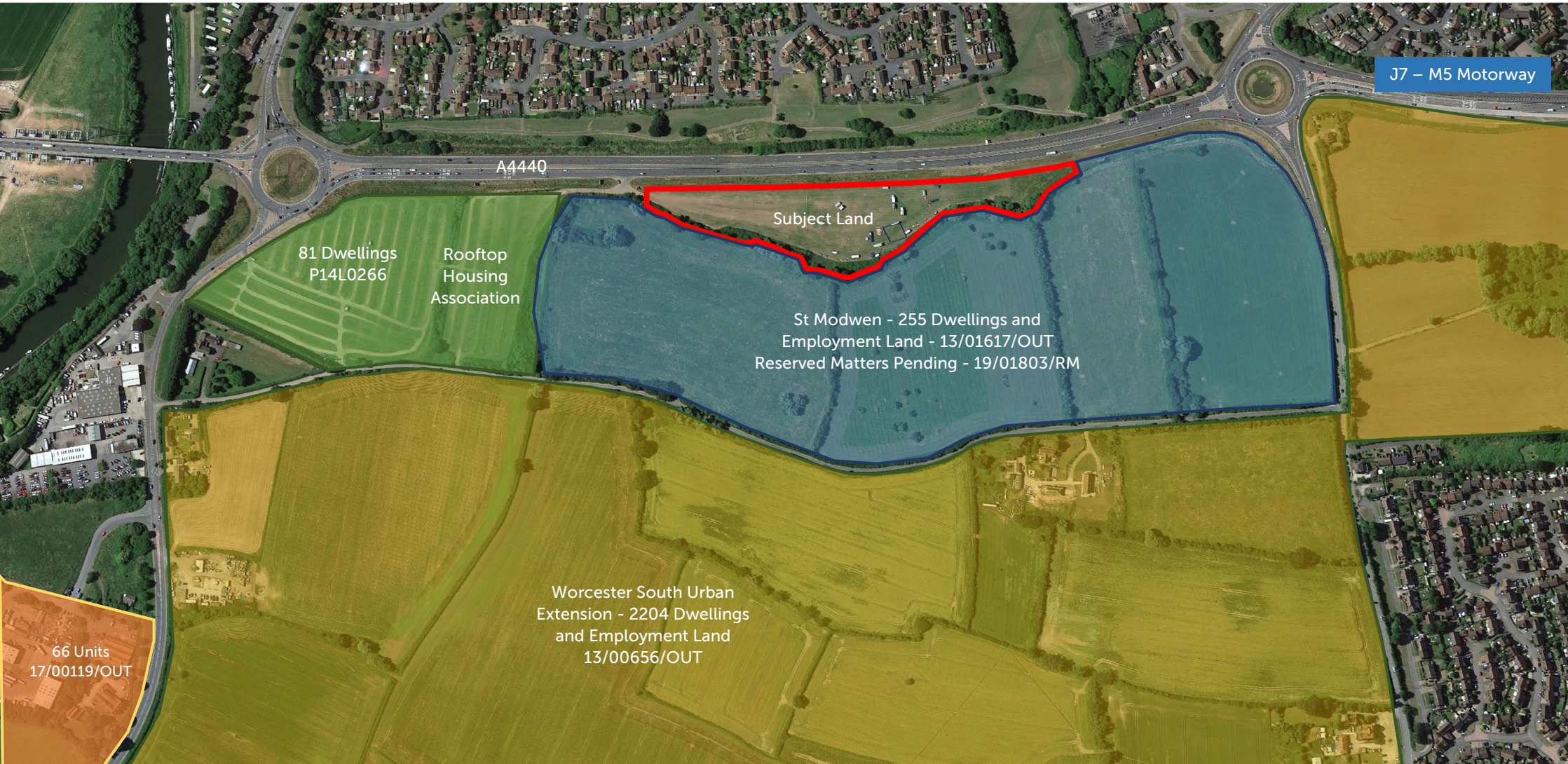
FOR SALE – Prominent Strategic Land



Broomhall, Worcester

Land South off A4440, Broomhall, Worcester, WR5 2PE

Road Fronting Greenfield Land with No Overage extending to a total of 5.76 Acres (2.33 Ha)



Land south of A4440, Broomhall, Worcester

A rare opportunity to acquire a prominent road fronting parcel of strategic land which borders land being promoted by St Modwen Homes and Rooftop Housing Association and a wider connection to the Worcester South Urban Extension of some 2204 new dwellings, together with employment land. Offers are invited unconditionally and the land will not be subject to an overage / uplift clause.

LOCATION

The land lies south of Worcester and adjacent to the A38 and A4440 dual carriageway. Transport links to the land are good with Junction 7 of the M5 Motorway in close proximity. The River Severn is nearby to the west.

Worcester City Centre – 3 miles

Worcestershire Parkway Railway Station – 2.9 miles

M5 Junction 7 – 1.4 miles

DESCRIPTION

The land comprises a parcel of broadly level greenfield pasture fronting the A4440 ring road. The parcel is accessed via an established tarmac covered splay and gateway off the main road, as photographed on this page. The subject parcel is edged red on the attached plan.

PLANNING

The site is situated within the planning jurisdiction of Worcester City Council. The planning department contact is alan.coleman@worcester.gov.uk. As set out in the South Worcestershire Development Plan (SWDP) the land is identified on the allocations plan as a local green network. However, it does not form part of the South Worcester Urban Extension as there is no agreement with the Promoter and as such currently provides no informal access or management.

On land near to the site, Welbeck Strategic Land LLP have a resolution to grant outline permission (13/00656/OUT) for 2,204 dwellings and up to 14 hectares of employment land. Immediately to the south bordering the subject parcel is an outline consent owned by St Modwen for 255 Dwellings and Employment Land (13/01617/OUT on the Worcester City Planning Portal) and 81 units with Rooftop Housing Association (P14L0266 on the Malvern District Council Planning Portal).

The site is not contained within a sensitive landscape area or in an area of flood risk.

SERVICES

The purchaser is to make their own enquiries.

METHOD OF SALE

The land is offered for sale by Informal Tender. Unconditional offers are invited. Overage will not be sought against any future development.

Bids should be in accordance with the financial proposal form contained within the 'Data Room'. Bidders should provide proof of funds with their offer.

Tenders should be submitted to Scott Winnard by post or email to Scott.Winnard@brutonknowles.co.uk by **Noon Thursday 1st October 2020**.

LEGAL COSTS

The purchaser is to provide a legal and agents undertaking of £15,000 plus VAT within 10 days of agreed Heads of Terms. This is only payable if the purchaser pulls out of the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi – easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The site is offered Freehold with Vacant Possession.

FURTHER INFORMATION

Please email william.matthews@brutonknowles.co.uk for further information and access to the data room.

VIEWING

The site can be viewed from the agricultural gateway off the A4440.

Subject to Contract – July 2020





Masterplan Image Reproduced from John Thomson Partners Drawing 00454SK122D04s and Peter Brett Associates. Planning Application 13/00656/OUT.

