



Cooksholme Farm

Littleworth, Worcestershire, HR6 0BH

COOKSHOLME FARM, LITTLEWORTH



Cooksholme Farm, Littleworth, Worcestershire



Attractive Residential Development Opportunity

- Gross Site Area – 0.91 acres (0.37 hectares)
- Planning Permission for 7 dwellings
- Picturesque Village Location
- Freehold
- Vacant Possession

Location

The site is located in the much sought after and popular village of Littleworth and accessed via the Wadborough Road.

The village of Littleworth lies South East of Worcester, surrounded by the beautiful Worcestershire countryside and has an excellent community spirit with fine facilities including a Primary School, village shop and café, and a village hall.

Worcester offers an extensive range of facilities and amenities including several highly rated state and private schools, Worcester University as well as an extensive range of high street shops and supermarkets. Worcester is also a large employment area providing a base for companies such as Worcester Bosch, Mazak and Gtech.

Main line railway stations in Worcester provide easy commuting to London, as well as other regional centres. Two M5 motorway access points at Worcester offer easy commuting to Birmingham and the West Midlands and to the South West.



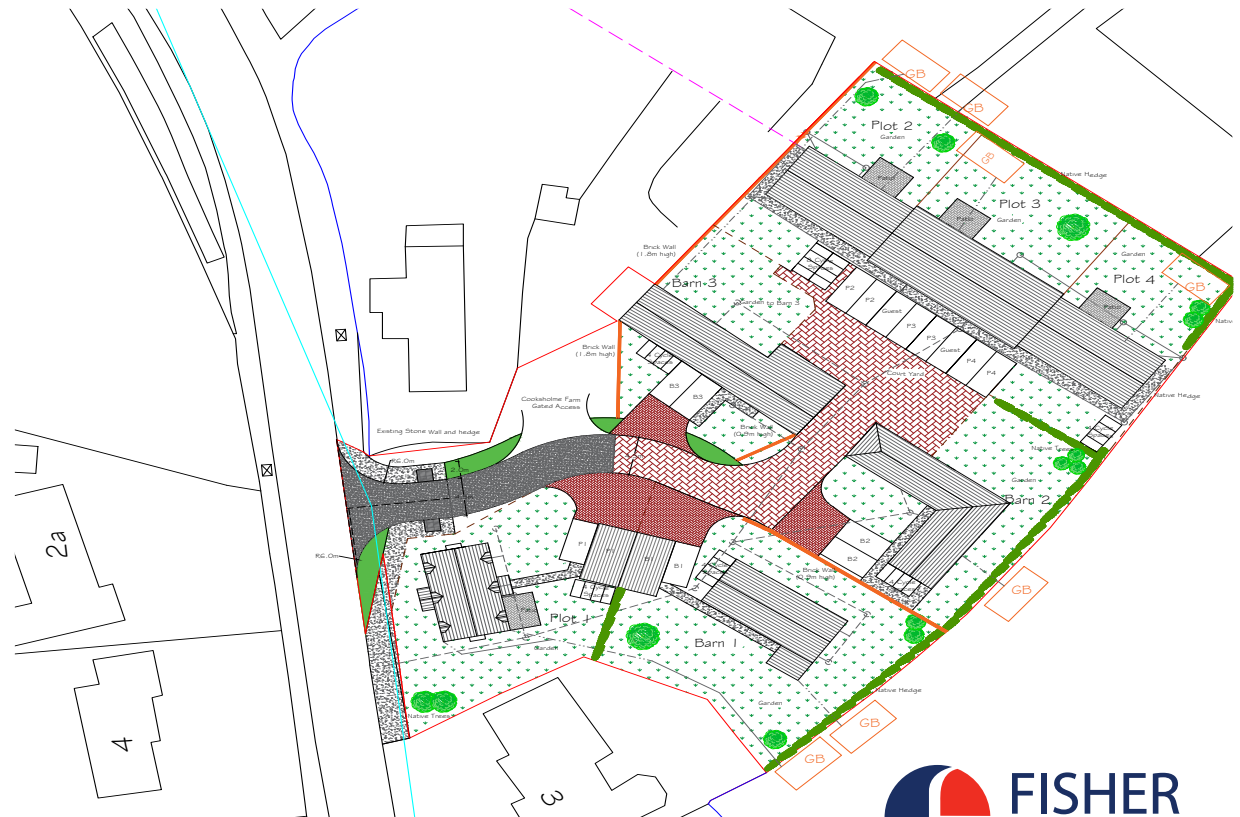
01905 728 444



edward.matthews@fishergerman.co.uk



fishergerman.co.uk



Attractive Residential development opportunity

Description

The site extends to approximately 0.91 acres (0.37 hectares) and comprises an agricultural farm yard consisting of a range of traditional and modern farm buildings used for storage purposes. The site is accessed from Wadborough Road which is an adopted highway.

The site lies within the development boundary of Littleworth with residential properties adjacent to the north, south and west. The site is bounded to the east by agricultural land much of which is permanent pasture.

Lying to the northern edge of the village, the development will benefit from views over open countryside to the east.

Planning Permission

Detailed Planning Permission was granted on 27th October 2017 for the conversion of 3 agricultural buildings to residential dwellings, the erection of 4 new dwellings and partial demolition of agricultural buildings.

The planning permission is subject to a Community Infrastructure Levy payment of £18,140 to Wychavon District Council. This charge has been levied under Wychavon District Council CIL charging schedule and s211 of the Planning Act 2008.

Opportunity

The opportunity exists for a developer to acquire and build out this exciting residential development scheme in the picturesque village of Littleworth.

We would expect high buyer demand for the open market properties given that the village of Littleworth is very well located, has good access to local services and is convenient not only for Worcester but also for commuters to Birmingham and the wider West Midlands Conurbation.

Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

Method of Sale

The site is to be sold by Private Treaty and offers are invited for the freehold interest in the site. Offers should be submitted in writing (by email or post) to Edward Matthews at Fisher German.

Services

It is understood that all mains services are available to the site although prospective purchasers should make their own enquiries in this regard.

Information Pack

An extensive Information Pack containing a full suite of planning and technical documents can be provided upon request.

Local Services and Authorities

Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

Tel: 01386 565565

Email: planning@wychavon.gov.uk

VAT

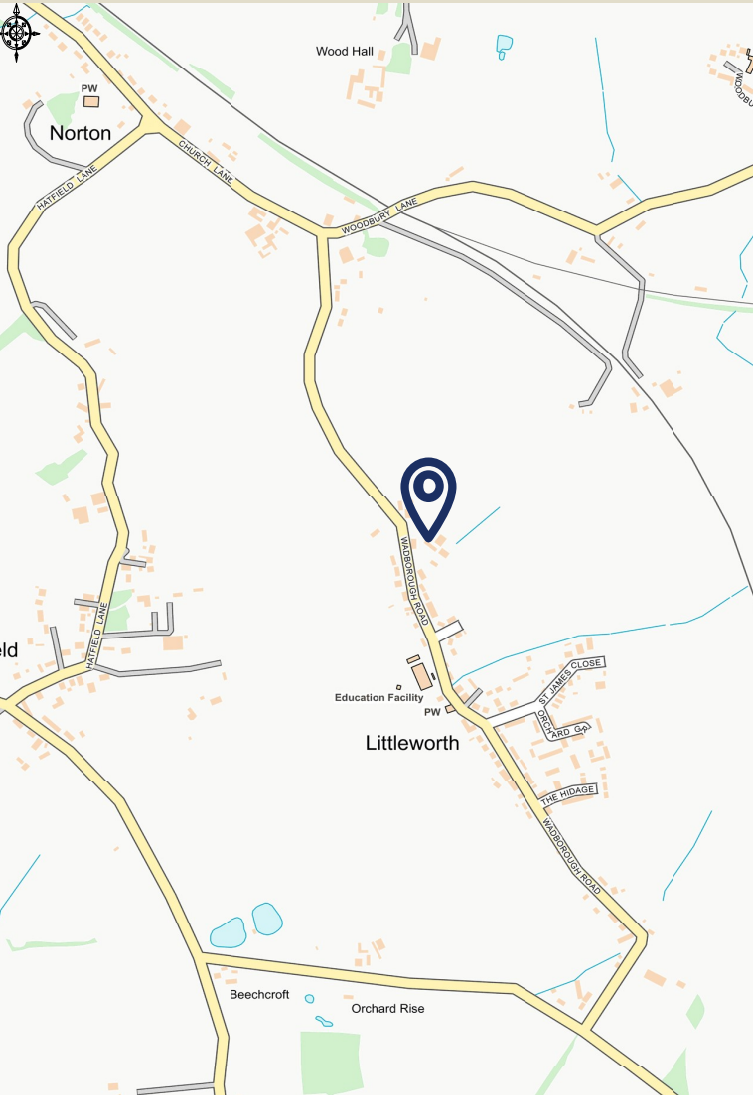
Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

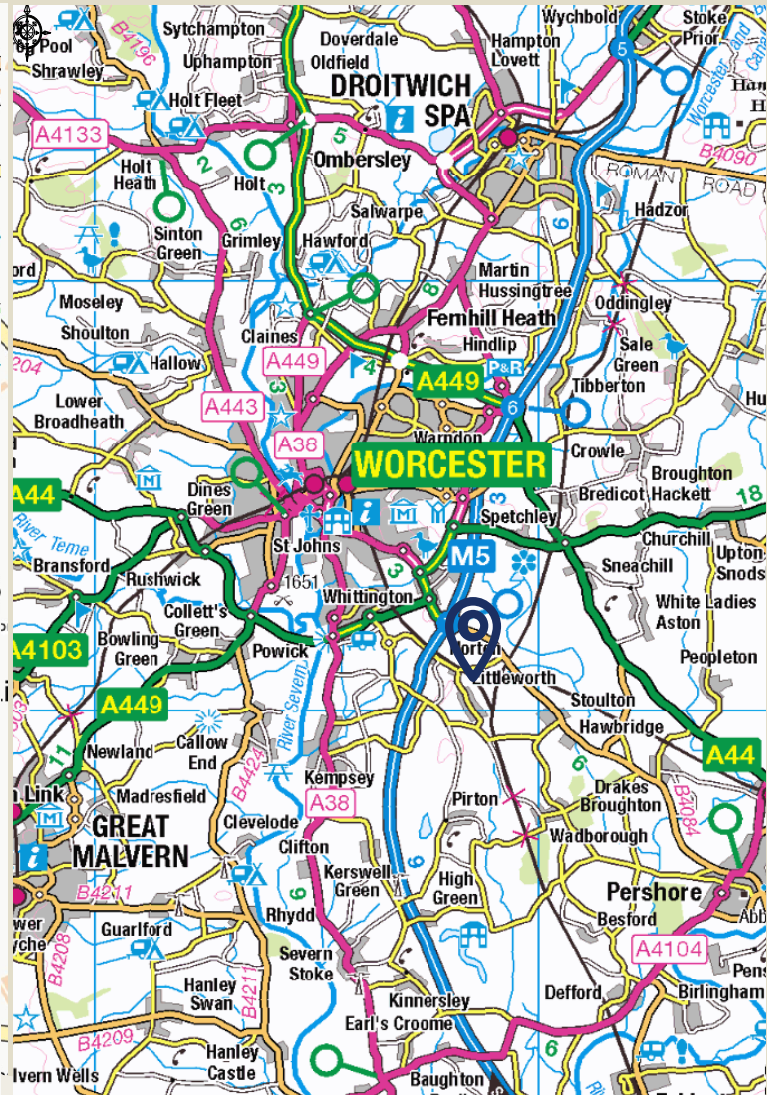
Strictly through prior arrangement with the Sole Agent.



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Licence Number 100022432 - Not to scale



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	Travel distances
	Worcester = 5.5 miles, Cheltenham = 24.6 miles, Birmingham = 31.7 miles.
	Nearest Station = Worcester = 5.5 miles Worcester to Birmingham New Street = approx 1 hr 20 mins.
	Nearest airport = Birmingham International = 31.7 miles

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