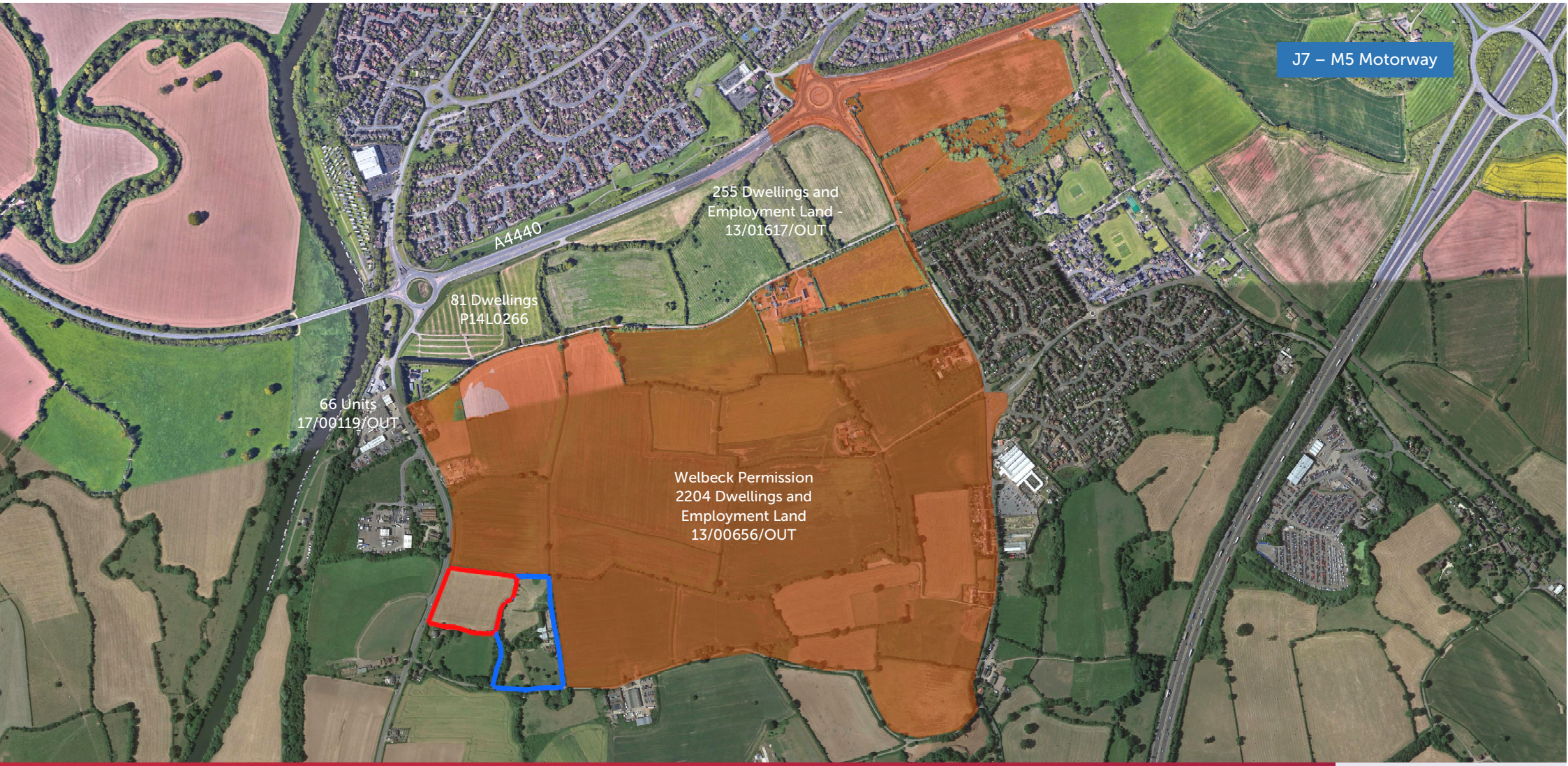
Strategic Development Opportunity

Broomhall, Worcester

Land North of Broomhall Lane, Broomhall, Worcester, WR5 2NT

'Subject to Planning' Offers Invited – Allocated land extending to a total of 5.19 Acres (2.1 Ha)



Land north of Broomhall Lane, Worcester

An opportunity to aquire a parcel of residential development land on a 'Subject to Planning' basis which is allocated within the South Worcestershire Development Plan.

LOCATION

The land lies south of Worcester and adjacent to the A38. 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 – 3.6 miles
M5 Junction 7 – 2 miles

DESCRIPTION

The land comprises a parcel of broadly level arable land which is surrounded by open farmland. The parcel is accessed via an established gateway off the A38 Worcester Road to the west and is bound by established hedgerows. The subject parcel is edged Red and retained land owned by the vendors is outline in Blue.

PLANNING

The subject site is situated within the planning jurisdiction of Malvern Hills District Council and within Worcester's Development Boundary. CIL is in force at £40/sqm for open market units and affordable housing policy is at 40%.

As set out in the South Worcestershire Development Plan (SWDP) the site forms part of the South Worcester Urban Extension (SWDP45/1), which has an allocation for circa 2,600 dwellings and 20 hectares of employment land.

Measuring circa 2 hectares, around 1.8 hectares of the site has been allocated for housing and 0.2 hectares that abuts an existing watercourse is proposed to be included within the local green network.

When considering the area of the site allocated for housing in the SWDP, a scheme could accommodate around 54 dwellings at an average density of 30 dwellings per hectare.

On land immediately adjacent 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.

The site is not contained within a sensitive landscape area or in an area of flood risk, and it should be considered that development of the site would accord with the SWDP.

SERVICES

We understand that mains services will be available in the road nearby. No tests have been carried out in this regard.

METHOD OF SALE

The land is offered for sale by Informal Tender. Offers conditional on securing a residential planning consent on site are invited.

Bids should be in accordance with the financial proposal form contained within the 'Data Room'. Bidders should provide an indicative illustrative masterplan for the site to accompany their bid.

Tenders should be submitted to Scott Winnard by post or email to **Scott.Winnard@brutonknowles.co.uk** by **28th March 2019**.

LEGAL COSTS

A legal undertaking of £10,000 + VAT will be required by the purchaser.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

There are various rights of way which affect the property. 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

A 'Data Room' has been prepared to contain relevant site and planning information.

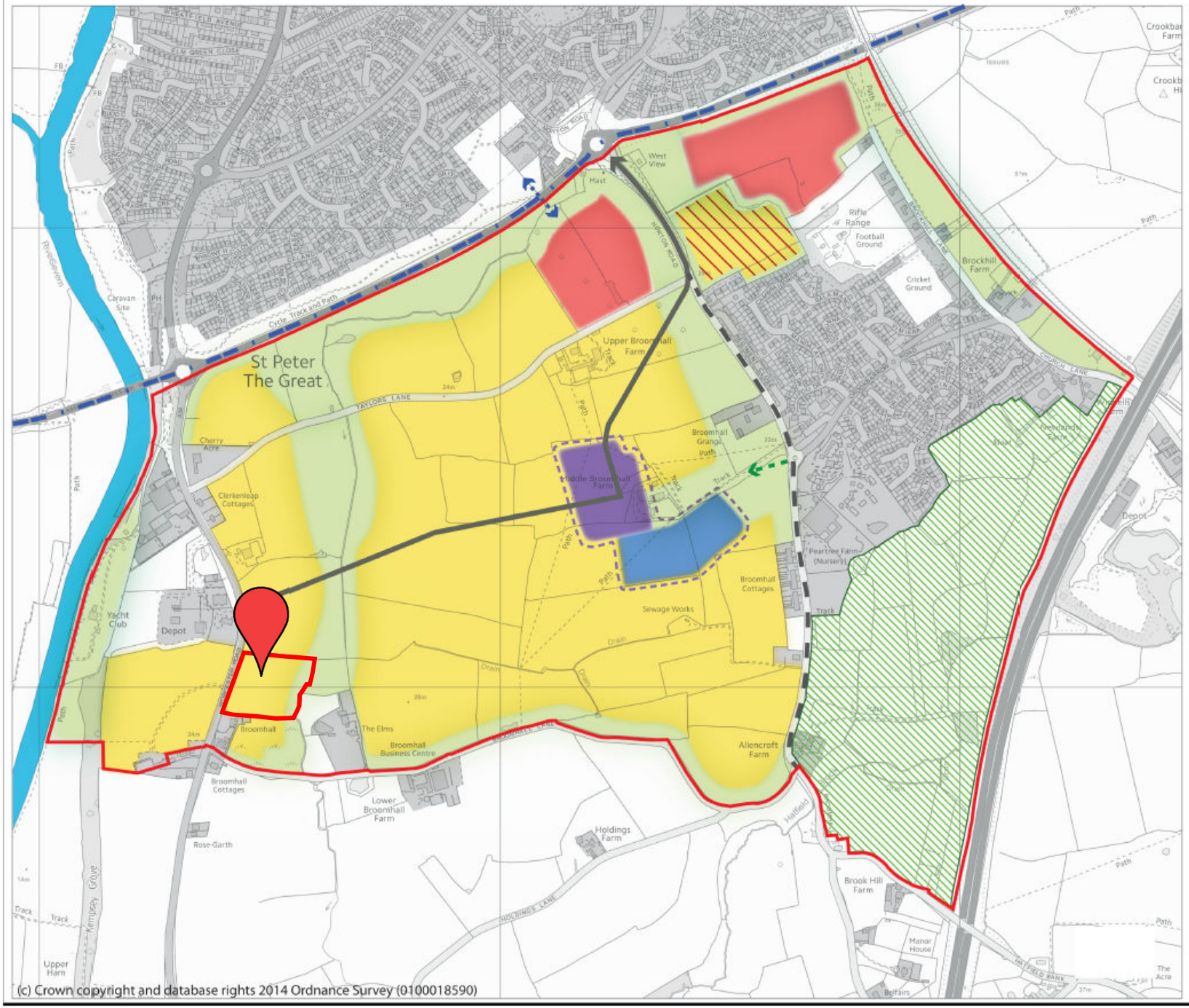
Please email **william.matthews@brutonknowles.co.uk** for further information.

VIEWING

The site can be viewed from the agricultural gateway off the A38.

Directions: From M5 J7, head northwest along Whittington Road, keep left to continue towards Crookbarrow Way / A4440, at the Roundabout take the second exit onto Broomhall Way and continue to a second roundabout at which you take the first exist onto Worcester Road / A38. The site is located some 0.5 miles on your left.

SWDP 45/1 - Broomhall Community and Norton Barracks Community (Worcester South Urban Extension)



(c) Crown copyright and database rights 2014 Ordnance Survey (0100018590)

Key

Residential
Around 2600 mixed tenure homes

Commercial/ Employment

Mixed Use Area - comprising residential and employment (B1)

Local Centre - Including:

Mixed Use Area - Probable uses include:
- Retail space (amount to be determined) including medium scale convenience store and a range of smaller units
- Offices
- Residential
- Health centre
- Multi-purpose community space
- Community offices
- Restaurant / Cafe
- Creche
- Flexible workspace/ Enterprise units
- Landscape maintance / horticulture facility

School
- Two form entry Primary School
- Nursery
- Associated play area and fields

Significant Gap - Including:

Indoor Leisure
- Flexible sports Hall (use to be confirmed at masterplanning stage)
- Bar/ Social space
- Changing facilities
- Equipment store

Sports Pitches

Local Green Network

Residential - Sufficient to provide surveillance for leisure facilities

Local Green Network

A4440 Enhancements (See SWDP 7 and Infrastructure Delivery Plan)

Indicative Grade Separated Pedestrian and Cycle Crossing

Primary Access Route

Norton Road / Broomhall (Restricted Access)

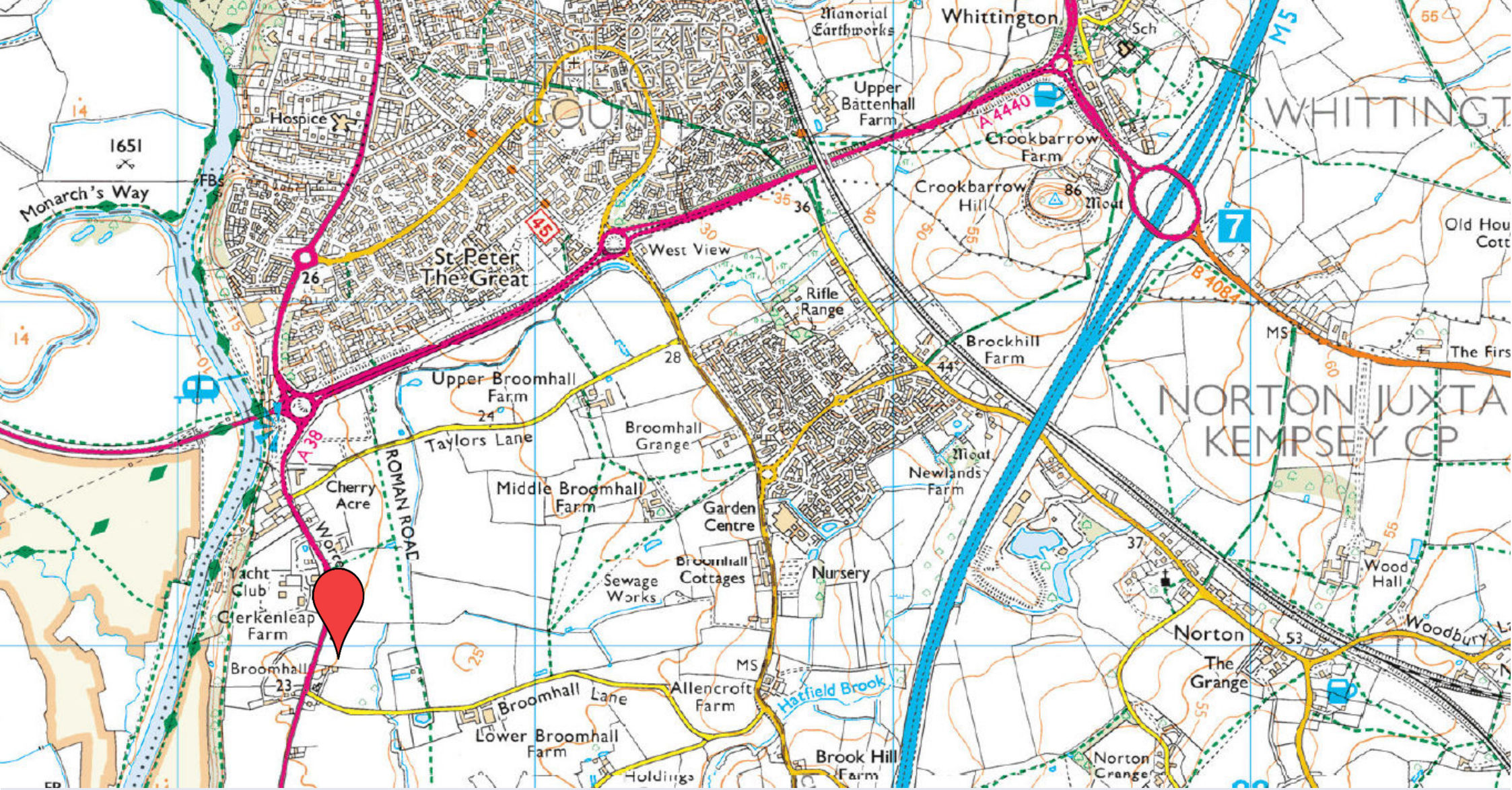
Principal Pedestrian & Cycle Only Access

Other Development Requirements
(not shown on Plan)

Traveller Accommodation
(One site of up to 10 pitches)[1]

1. Precise location to be determined through the masterplanning exercise with interested parties.

NORTH
Not to Scale



CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Scott Winnard MRICS FAAV
01452 880187
scott.winnard@brutonknowles.co.uk

William Matthews MRICS
01452 880152
william.matthews@brutonknowles.co.uk

BK Bruton Knowles est.1862

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.