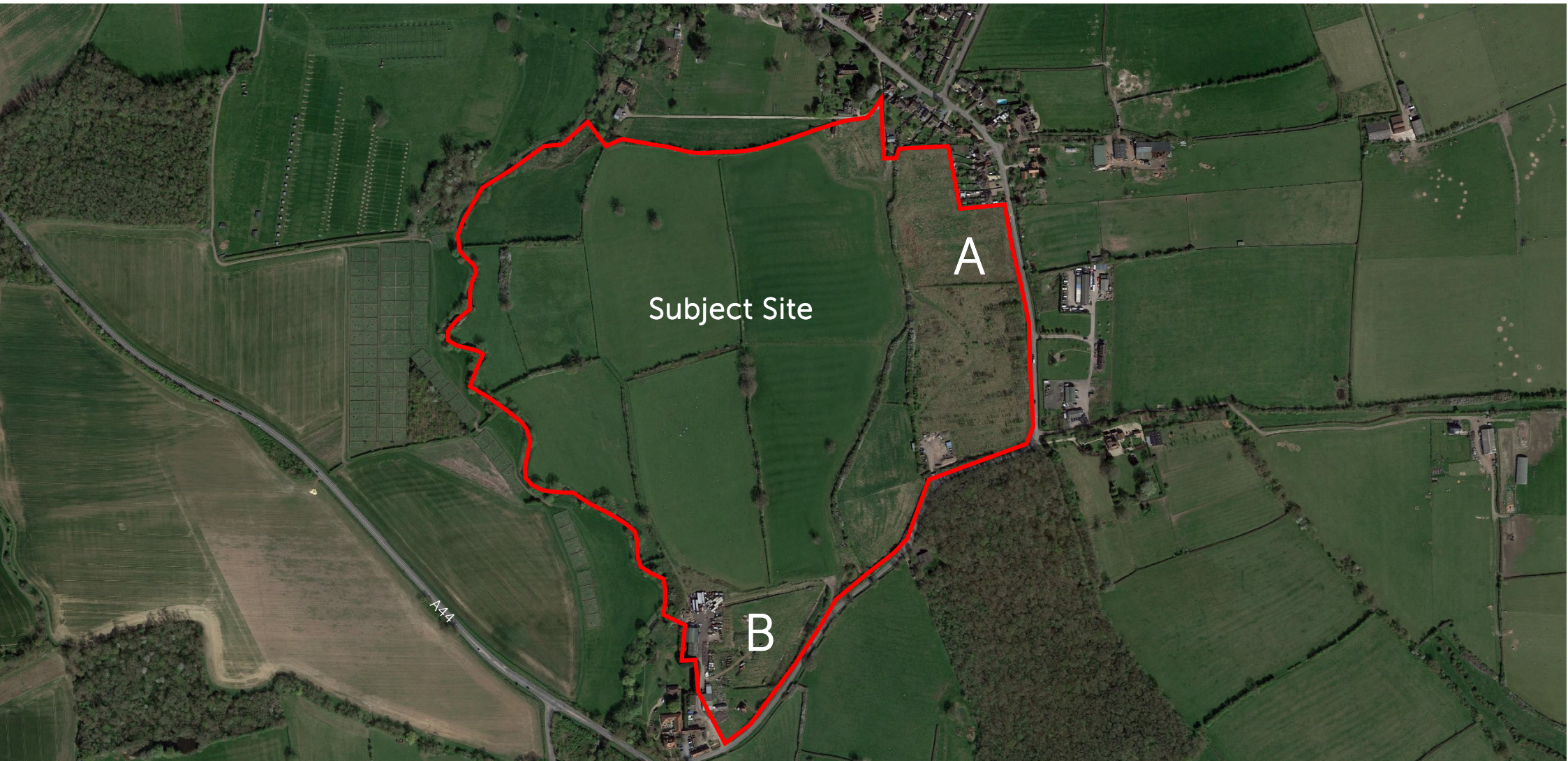


# STRATEGIC LAND

**BK** Bruton Knowles  
est. 1862

## Peopleton, Pershore, WR10 2DY

Promotion Terms are Invited for Approximately 85 Acres (34.4Ha) Site



# Peopleton

Approximately 85 Acres (34.4Ha)

## LOCATION

The site is located on the southern edge of the village Peopleton, lying some 5 miles north of Pershore and 9 miles south east from the City of Worcester.

A range of services and facilities are provided, including a village hall, public house, Independent Preparatory School, an all-weather court, playground, post office and village shop.

The A44 to the south of the village connects the area to Worcester, Evesham and Pershore. Train stations are located nearby including Pershore Train Station, and Parkway towards Worcester.

## DESCRIPTION

The site extends to approximately 85 acres (34.4 hectares) and comprises predominately grazing land and a number of agricultural buildings at Stone Arrow Farm.

Access is provided via several established agricultural entrances directly off Peopleton Road, from the A44.

## PLANNING

The subject site is situated within the planning jurisdiction of Wychavon District Council. Current Planning Policy is covered by the South Worcestershire Development Plan (2016) which also covers the Malvern Hills and Worcester City areas. This plan is currently undergoing a review process that started in late 2017. The next stage in the review process is the "Additional Preferred Options Consultation" in Spring 2021. It is anticipated that the new local plan will be adopted by Spring 2023.

Two planning applications at A and B were submitted by the owner in 2014 and 2015, which were refused.

Applications:

- **A: W/13/02175/PN**
- **B: W/15/00424/OU**

It may be that a comprehensive mixed-use scheme, with local benefits and enhanced biodiversity might be more appropriate.

## OFFERS

Offers are invited on a Promotion agreement basis.

The house and grounds will be excluded.

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

## TERMS

If Promotion Terms are offered, please specify the following when bidding;

- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Sale Proceeds to be returned to landowners
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter

## LEGAL COSTS

The purchaser is to provide a professional fee undertaking of £10,000 plus VAT.

## VIEWING

The site can be viewed from the boundaries.

## SUBJECT TO CONTRACT FEBRUARY 2021

**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.



## CONTACT

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