

# STRATEGIC LAND

## Land off Walcot Lane, Drakes Broughton, Worcestershire, WR10 2AH

Site Area: Approximately 10.97 acres (4.44 Ha)



*Plan is indicative and not to scale*

# Strategic Land

Approximately 10.97 acres (4.44 Ha)



## LOCATION

The site is located in the village of Drakes Broughton, some 3 miles north west of Pershore and 8 miles south east from the City of Worcester. The site lies to the eastern edge of the village, off Walcot Lane.

Village services include a school, village shop/post office as well as two pubs. A regular bus service is provided off Worcester Road with connections to Worcester, Pershore and further afield.

- **Pershore Railway Station – 2 miles**
- **Worcester Parkway Railway Station – 3 miles**
- **M5 J7 – 6 miles**

## DESCRIPTION

The site comprises a parcel of agricultural land of approximately 10.97 acres (4.44 hectares). The site rises from Walcot Lane and then slopes down to Brickyard Lane to the south. A mature hedgerow runs along Walcot Lane, with trees and hedgerows delineating the other boundaries. Electricity powerlines intersect the site in the south eastern corner. Arable land extends away from the eastern boundary towards Wheatlands Farm with the eastern boundary bordering several dwellings, gardens and an orchard.

Access to the site is provided via the existing agricultural gateway on the northern boundary, off Walcot Lane. A further agricultural access is provided off Brickyard Lane to the south.

## 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.

Following the 2019 Village Facilities and Rural Transport Study, Drakes Broughton has been moved up the settlement hierarchy from a Category 2 to a Category 1 settlement, compared to the 2012 assessment. Category 1 settlements have a good range of services and facilities as well as some access to public transport.

An application was refused in October 2018 for the construction of 2no. bungalows on the road frontage of Walcot Lane ref: 18/01855/FUL. This application followed a previous application which was refused in 2014 for the erection of 4 dwellings W/14/01254/OU.

Within approximately 0.2 miles west of the subject land, Elan Homes have recently completed a development of 32 dwellings which borders an allocated site identified as 'CFS0027 – Land south of Walcot Lane'. There has since been an application submitted on this parcel for 12no. dwellings currently awaiting determination.

## TERMS

The site is available for promotion via an Option or Promotion Agreement and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be submitted to Harry Breakwell by post or email to: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

To register your interest, please email: [jack.moulsdale@brutonknowles.co.uk](mailto:jack.moulsdale@brutonknowles.co.uk)

## VIEWING

Viewing by prior appointment only.

## SUBJECT TO CONTRACT

**JANUARY 2022**

**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



## CONTACT

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

Harry Breakwell BSc (Hons) MRICS  
07825 842626  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Jack Mouldsdale BSc (Hons)  
07395 887390  
[jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)



**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.