

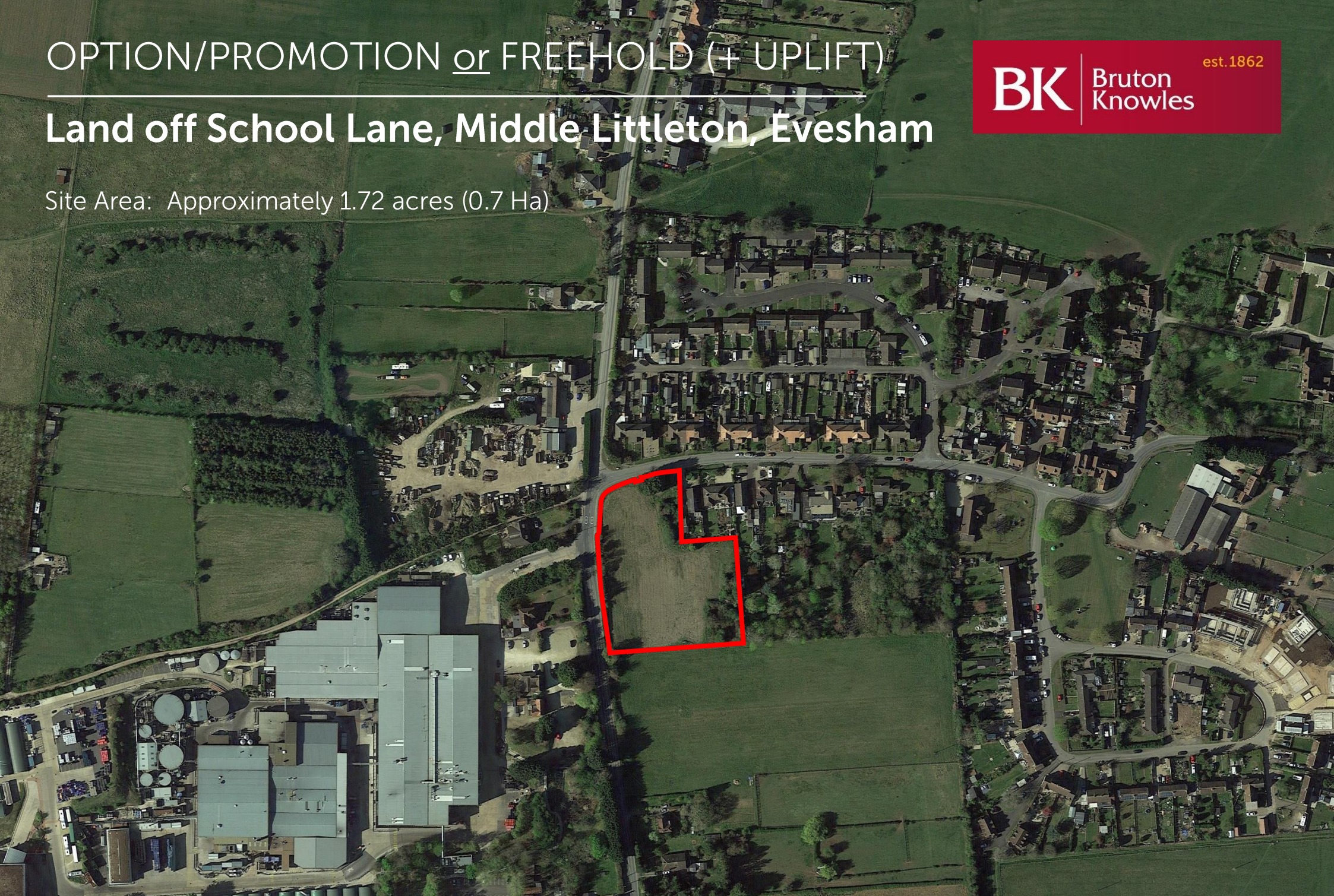
OPTION/PROMOTION or FREEHOLD (+ UPLIFT)

Land off School Lane, Middle Littleton, Evesham

Site Area: Approximately 1.72 acres (0.7 Ha)

BK | Bruton Knowles

est.1862



Strategic Land – For Promotion/Option Only

LOCATION (SAT NAV: WR11 8LJ)

Middle Littleton is the 'middle' of the three linked 'Littletons' which constitute a rural Worcestershire village lying approximately 3 miles to the north east of the market town of Evesham. The village benefits from a primary school, convenience store/Post Office, sports clubs, takeaway and pub.

The larger urban centres of Stratford on Avon (12 miles), Worcester (19 miles) and Cheltenham (20 miles) provide an excellent range of educational, leisure, retail and cultural facilities. The nearest railway stations can be found at Honeybourne (3 miles) and Evesham (4 miles) where there is a main line to London Paddington.

DESCRIPTION

The land (illustratively) edged in red extends to approximately 1.72 acres and comprises level agricultural land currently accessed off School Lane.

The site is bordered to the north and east by existing residential development and, to the west over Cleeve Road, the Kanes Foods factory premises. To the south is agricultural land.

VIEWING

Viewings strictly by appointment with Bruton Knowles.

PLANNING

The site is within the Wychavon District of Worcestershire.

It is located immediately adjacent to the settlement boundary and is outside of floodplain and conservation area designations.

The Preferred Options Consultation document of the SWDP review identifies the site as a draft housing allocation:

CFS/Planning ref: CFS0055

SWDP NEW 60 – North & Middle Littleton – Land at junction of Cleeve Road and School Lane

Indicative Housing figure: 17

The South Worcestershire Development Plan (SWDP) was scheduled to be published in July 2022 however this has been revised as follows:

- Public Consultation (Reg.19) – July-August 2022
- Submission (Reg. 22) – November 2022
- Independent Examination (Reg. 24) – Feb-May 2023
- Receipt of Inspector's Report (Reg. 25) – Aug 2023
- Adoption (Reg. 26) – October 2023

TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

The vendors may consider freehold offers, so interested parties are also invited to put these forward, with/without uplift terms.

All offers should be received by Bruton Knowles by **Noon on Monday 1st August 2022** via email to: robert.anthony@brutonknowles.co.uk.

**Subject to Contract
July 2022**

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.

