

# FOR OPTION/PROMOTION

## 'Near Leys', Bretforton Road, Honeybourne

Site Area: Approximately 9.45 Acres (3.82 Ha)

Honeybourne Station

**BK** Bruton Knowles

**SHELDON BOSLEY KNIGHT**

LAND AND PROPERTY PROFESSIONALS

60 no. unit consent

Strategic c.56 acres being marketed by Bruton Knowles

All Things Wild Farm Park

Subject Site

Access over adjacent land

App. to be submitted.

Football Club

High Street

Weston Road



Plan is indicative and not to scale.

# Strategic Land

Approximately 9.45 Acres (3.82 Ha)



## LOCATION

The site is located on the south western edge of Honeybourne, a large village in Worcestershire. Honeybourne is located some 5 miles east of Evesham, 12 miles to the south west of Stratford-upon-Avon and 21 miles to the east of Worcester.

The village benefits from a good level of amenity including several public houses, village hall, Co-op store, nature centre, Post Office and primary academy. Another notable advantage for Honeybourne is the train station that is located on northern edge of the village, providing routes to Worcester Shrub Hill, Moreton-in-Marsh, Great Malvern and London. The nearest bus stops are located within a few hundred metres of the site on Gloster Ades Road with regular services to Evesham.

## DESCRIPTION

The sites comprises a parcel of predominantly level pastureland which is currently used as grazing with land adjoining to the north.

The site is currently accessed via an agricultural entrance (under separate ownership but rights agreed) for an existing barn located off Bretforton Road.

There are overhead power cables that traverse the site in several directions.

Approximately 56 acres of land immediately adjacent to the north is being marketed for promotion and option agreement interest.

## PLANNING

The subject site is located within the planning jurisdiction of Wychavon District Council. Planning Policy is covered by the South Worcestershire Development Plan (SWDP) in which Wychavon, Malvern Hills and Worcester City District Councils joined together to prepare a Development Plan.

On Wednesday 29<sup>th</sup> September 2023, following the Regulation 19 Consultation in November and December 2022, the south Worcestershire Councils have formally submitted the South Worcestershire Development Plan Review (SWDPR) and associated evidence base documents to the Secretary of State for independent examination.

Honeybourne is also covered by the Neighbourhood Development Plan which was adopted in April 2020.

Honeybourne is classified as a 'Category 1 Village' in the Rural Hierarchy of Settlements in the SWDP. Settlements in this category have at least four key services and score at least 16 points in the Village Facilities Survey. In addition, they have access to all daytime journey types.

In a recent Appeal decision at Tibberton in September 2023, the Inspector concluded that Wychavon cannot demonstrate a 5 Year Housing Land Supply.

## LEGAL

The land is registered under the Freehold Title WR152005.

We understand that the adjacent landowner (Freehold Title WR194008), has granted a right of way to the landowners of the land referred to as 'Near Leys'. This right of way is understood to be up to 35ft in width and to include no more than one bay of the existing barn. Documentation can be provided upon request.

## TERMS

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

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

Offers should be received by Bruton Knowles by **Noon on Thursday 22<sup>nd</sup> February 2024** via email to Jack Mouldsdale (BK) or Charles Davis (SBK):

- [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)
- [charles.davis@sheldonbosleyknight.co.uk](mailto:charles.davis@sheldonbosleyknight.co.uk)

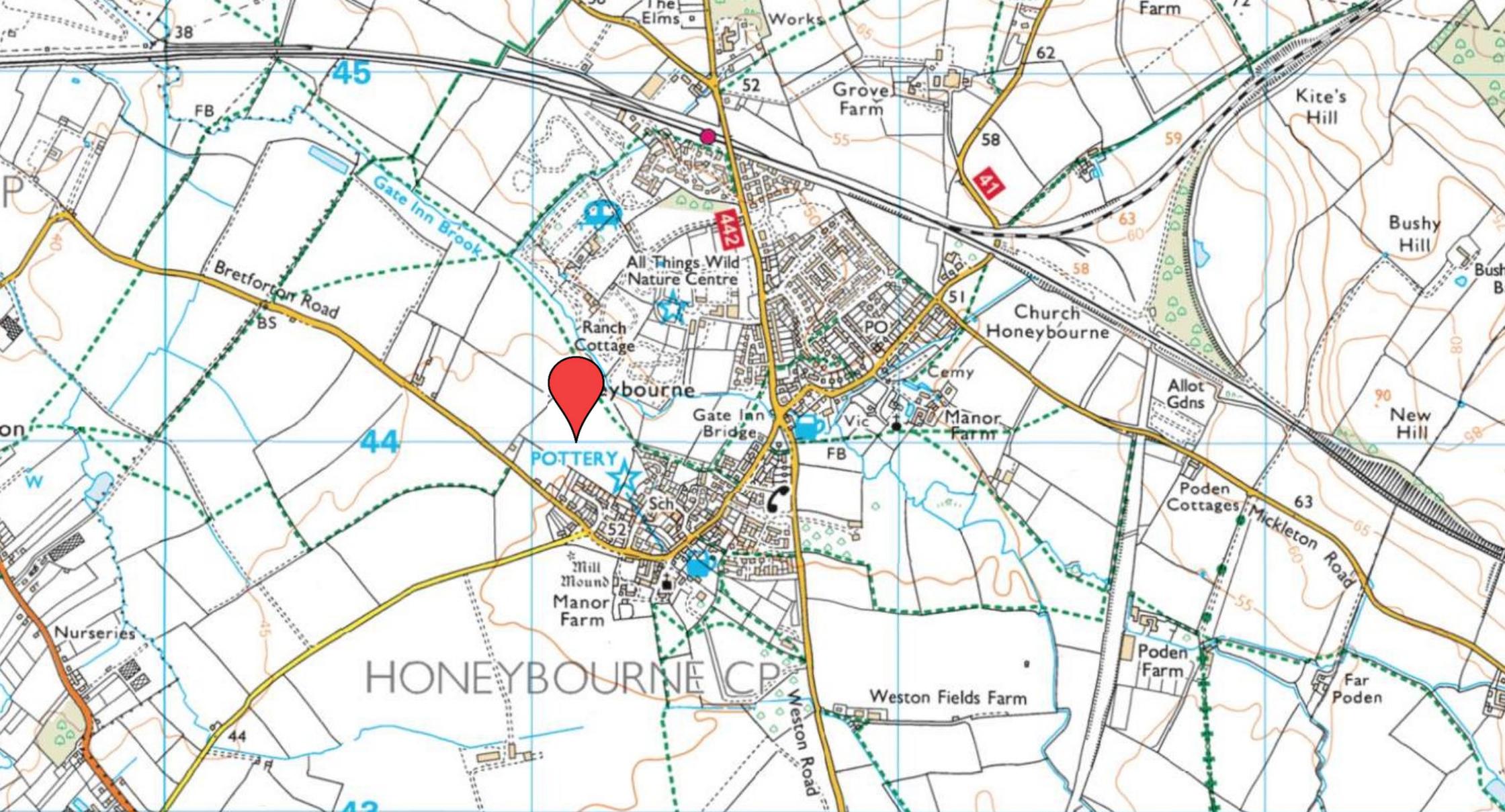
## VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles or Sheldon Bosley Knight.

## SUBJECT TO CONTRACT

## JANUARY 2024

**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

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