

# STRATEGIC DEVELOPMENT OPPORTUNITY

## Whittington, Worcester

Site Area: Approx. 5.00 Acres (2.02 Ha)

**BK** | Bruton Knowles



*Plan is indicative and not to scale.*

## LOCATION

The site is located in the village of Whittington, Worcester close to Junction 7 of the M5 motorway. The village itself benefits from a Primary School, Community Hall, and public house, with wider amenity provided immediately to the north around Worcester. The site is well connected with J7 of the M5 within circa 0.8 miles to the south and the A4440 bordering the site to the north west and west, with access provided via Walkers Lane.

- **Worcester City Centre – 3 miles**
- **Worcestershire Parkway Railway Station – 2.2 miles**
- **M5 Junction 7 – 0.8 miles**

## DESCRIPTION

The site extends to approximately 5.00 acres (2.02 hectares) and is accessed via Walkers Lane to the north east. It borders Swinesherd Way to the north, residential dwellings along the eastern boundary, mature trees to the south and Whittington Road (A4440) to the west, that provides connectivity leading to Worcester City centre.

The site is registered under the wider Freehold Titles WR156658 and WR202844.

Existing National Grid Infrastructure HV (132KV) overhead power lines traverse part of the northern section of the site. We understand that they would require a 30m stand-off which partially encroaches the northern section of the site. These lines are held by a wayleave agreement and could be terminated.

A vehicular right of way is to be retained to 'Grange Cottage' to the north east of the site. Access to the retained land to the south is to be reserved through the site.

## PLANNING

The subject site is situated within the planning jurisdiction of Wychavon District Council. Planning Policy is covered by the South Worcestershire Development Plan (SWDP). The latest review of the SWDP was submitted to the Secretary of State for independent examination in September 2023.

The site was included within the SHELAA submission for the SWDP review in 2022. The site is referred to as 'Land off Walkers Lane', ref: CFS0123. Whittington

A new footpath bridge has been erected over Swinesherd Way approximately 0.3 miles to the north of the site. This provides a pedestrian linkage from the nearby Persimmon Homes development out onto Spetchley Road, where there are schools, a pub and Waitrose supermarket.

The site is not located within a Conservation Area, Area of Outstanding Natural Beauty (AONB), nor the Green Belt, however the site is located within a designated 'Significant Gap'. The principal function of a Significant Gap is to keep land open (not necessarily free from development) in order to prevent coalescence and to provide appropriate settings for settlements.

## VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles, however, the site can be viewed at the northern boundary via Walkers Lane, accessed from the north.

## TERMS

Offers are invited on a Conditional, 'Subject to Planning' or Promotion Agreement basis. Please specify the following when submitting an offer:

- Premium - deductible, but non returnable
- Conditional Price, or Promoter Fee and percentage of Sale Proceeds to be returned to landowners
- Duration of term(s)
- Minimum Price
- Planning Strategy
- Confirmation that landowners reasonable legal and agent fees will be met.

Offers to be sent to Harry Breakwell:  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## SUBJECT TO CONTRACT

APRIL 2024



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