

## STRATEGIC LAND OPPORTUNITY

### Land off Walkers Lane, Whittington, Worcester WR5 2RD



- 10.27 acres (4.16 ha) Site Area
- Village Location on the edge of Worcester

BK CODE  
**3257**

# STRATEGIC LAND

## Land off Walkers Lane, Whittington, Worcester

### LOCATION

The site is on the main approach to Worcester, from J7 of the M5 motorway, abutting the Worcester City boundary.

The village benefits from a primary school, public house and village hall.

### DESCRIPTION

The site extends to 10.27 acres (4.16 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 to Worcester City centre approximately 3 miles distant.

### PLANNING

The Planning Authority is Wychavon District Council. Whittington is a category 3 village and is considered to be highly sustainable being adjacent to Worcester City.

The site is designated as Green Infrastructure (protect and restore) within the SWDP.

Following the Housing White Paper and dependant on Wychavon District Council maintaining a 5 year supply, there are prospects.

### TERMS

Option/Promotion Agreement terms are invited.

Please specify the following when bidding;

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

### VIEWING

The site can be viewed from the boundaries.

Note- a vehicular right of way is to be retained to 'Gardener's Cottage' to the north east of the site.

### SUBJECT TO CONTRACT

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