

FOR OPTION/PROMOTION ONLY

Land off Station Road, Honeybourne, Worcs.

Site Area: Approximately 6.3 acres (2.6 Ha)

BK

Bruton
Knowles

est.1862

Strategic Land – For Promotion/Option Only

LOCATION – Sat. Nav: WR11 7QG

The site is located off Station Road, centrally within the Worcestershire village of Honeybourne.

Honeybourne is located approximately 5 miles to the east of Evesham. The village had a population of approximately 1,600 according to the 2001 census, but this is expected to have increased due to various residential developments in recent years. The village provides a Co-op convenience store, primary school, nursery, two public houses, post office and various other retail and take-away premises.

The village has a main line railway station, with direct services to London Paddington, Oxford and Worcester Shrub Hill. Regular bus services connect the village to Evesham.

DESCRIPTION

The site extends to approximately 6.3 acres and includes the residential dwelling 'Silverdale', various agricultural building, stables and manège, with the remainder comprising pony paddock land.

The site fronts onto, and is accessed off, Station Road, with runs north/south through the middle of the village, and connects the site to the village's main line railway station some 150 metres to the north.

Immediately to the north of the site is land forming part of Ranch Caravan Park, beyond which a small housing estate and Honeybourne Station.

To the east, over Station Road, is a new development by Bovis Homes and a new Co-op convenience store.

To the south is 'All Things Wild', a farm park/tourist attraction.

PLANNING

It is estimated this site could come forward for development in the medium term. The local planning authority is Wychavon District Council.

However, parties should be aware that a high pressure pipeline crosses the site which may affect the extent of the site which could be developed.

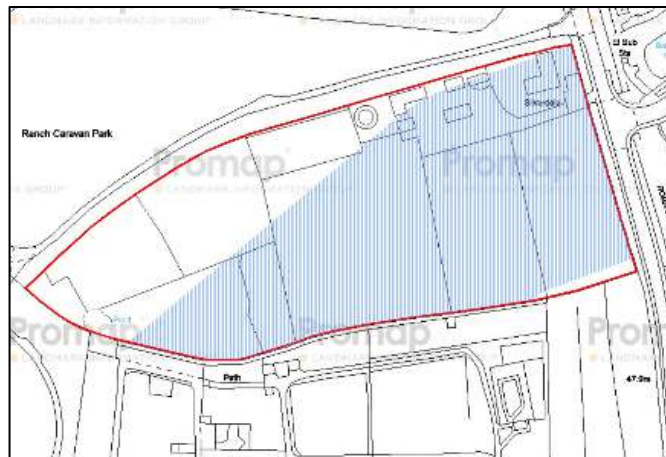
The site is subject to a 1982 easement with British Gas (now Cadent/National Grid) which resulted in the construction of a high pressure gas pipeline under the site, crossing it in a SW/NE direction.

The easement is 6 metres wide and includes various restrictions of what can be built over or near to it. However, the Deed of Grant permitting the easement appears to include a clause permitting compensation should the land be granted planning permission (*or permission would be granted but for the pipeline*).

Whilst the easement is only 6m in width, the Health and Safety Executive ("HSE") is a consultee on developments in the vicinity of 'major accident hazard pipelines', and zones circa 50m either side of the pipeline as 'Inner Zone', which it deems only suitable for development comprising 'People at work, Parking' – i.e. car parking, offices, warehouses etc – not residential.

Not all of the site is included within the Inner Zone, and some 2 acres are estimated to fall into the 'Outer Zone' where residential uses (housing, retirement, care etc) might be permitted.

The plan below identifies the extent of the site which the site may be constrained by the pipeline/HSE's zoning (in blue).



Copies of the 1982 Deed of Grant and HSE plans and methodology are available on request.

The landowner would like to explore developer and promoter interest for the site, particularly from retirement or care providers, for whom a scheme might locate well on the western edge of the site, with car-parking and other non-residential uses extending into the constrained land.

The landowner would also like to explore interest from residential promoters/developers experienced in dealing with high pressure pipelines, to understand what scope there might be for negotiating the upgrading of the pipeline to reduce the land area constrained by HSE.

VIEWING

Viewings strictly by appointment with Bruton Knowles.

TERMS

The site, or part, is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis

- Description of proposed use/scheme
- 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)

Offers should be received by Bruton Knowles by **Noon on Wednesday 30th September 2020** via email to robert.anthony@brutonknowles.co.uk.

Subject to Contract
August 2020



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

robert.anthony@brutonknowles.co.uk

jazmin.scanlan@brutonknowles.co.uk

Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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