

# STRATEGIC LAND

## Whittington, Worcester

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

Subject to Planning Offers and Promotion Terms are Invited for the 9.91 Acres (4.01 Ha) Site





# 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.

**Worcester City Centre – 3 miles**

**Worcestershire Parkway Railway Station – 2.2 miles**

**M5 Junction 7 – 0.8 miles**

## DESCRIPTION

The site extends to approximately 9.91 acres (4.01 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.

There is also an agricultural access to the south west of the site.

## PLANNING

The subject site is situated within the planning jurisdiction of Wychavon District Council.

The site was included within the SHELAA submission for the SWDP review. The site is referred to as 'Land off Walkers Lane'.

The employment review assessed the site as being suitable for employment use.

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.

## METHOD OF SALE

Offers are invited on a conditional, 'subject to planning' basis alongside Promotion Proposals.

Bids should be in accordance with the financial proposal form which can be provided upon request.

Offers should be submitted to Harry Breakwell by post or email to [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## TERMS

Conditional, 'Subject to Planning' Offers or Promotion Agreement terms are invited.

Please specify the following when bidding;

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

## LEGAL COSTS

The purchaser is to provide a legal and agents undertaking of £10,000 plus VAT.

## VIEWING

The site can be viewed from the agricultural gateway off the A4440.

The site can be viewed from the boundaries.

## RIGHT OF WAY

A vehicular right of way is to be retained to 'Grange Cottage' to the north east of the site.

## SUBJECT TO CONTRACT

## OCTOBER 2020

**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.





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