

FOR OPTION/PROMOTION ONLY

**BK** Bruton  
Knowles

est.1862

## Land at Kempsey

Land on the south side of Post Office Lane, Kempsey, WR5 3WP

Approximately 4.48 Acres (1.81 Ha)

David  
Wilson – 75  
dwellings



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Approximately 4.48 Acres (1.81 Ha)

## LOCATION

The site is located on the eastern edge of Kempsey village, south of Worcester in the Malvern Hills District. The village provides a range of amenities within walking distance from the site, including local shops, several pubs, a primary school, as well as a community centre with sports facilities. Worcester is well placed, some 4 miles north to provide a wider offering of amenity

The village is an accessible location and is well connected to the highway network, with J7 of the M5 Motorway situated to the north-east providing connections to Bristol and Birmingham. The A38 that runs through the centre of Kempsey connects the village to nearby Worcester and the south west.

- J7 M5 Motorway – 3.5 miles
- Worcester – 4 miles
- Tewkesbury – 10 miles

## DESCRIPTION

The site is gently undulating and extends to approximately 4.48 acres, currently pasture. Access to the site is provided via the northern boundary off Post Office Lane. The eastern and southern boundaries are bordered by woodland, with the western boundary adjoining a residential scheme of 75 dwellings.

The site currently benefits from an existing agricultural access onto the Post Office Lane that has good visibility in both directions.

## PLANNING

The subject site is situated within the planning jurisdiction of Malvern Hills Council.

Current Planning Policy is covered by the South Worcestershire Development Plan (2016) which also covers the Wychavon and Worcester City areas. This plan is currently undergoing a review process that started in late 2017. The next stage in the review process is the "Additional Preferred Options Consultation" in Spring 2021. It is anticipated the new Local Plan will be adopted by Spring 2023.

## SERVICES

Parties should satisfy themselves as to services, we have not carried out any tests in this regard.

## VIEWING

The site can be viewed from the existing gateway.

## TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- 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 via email to [richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk)

## SUBJECT TO CONTRACT

## FEBRUARY 2021

**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.





## CONTACT

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