

FOR OPTION/PROMOTION ONLY

BK Bruton Knowles

est.1862

Land at Hanley Castle

Parcels of Strategic Land in Hanley Castle, Worcestershire

Parcel 1- approx. 22.23 acres

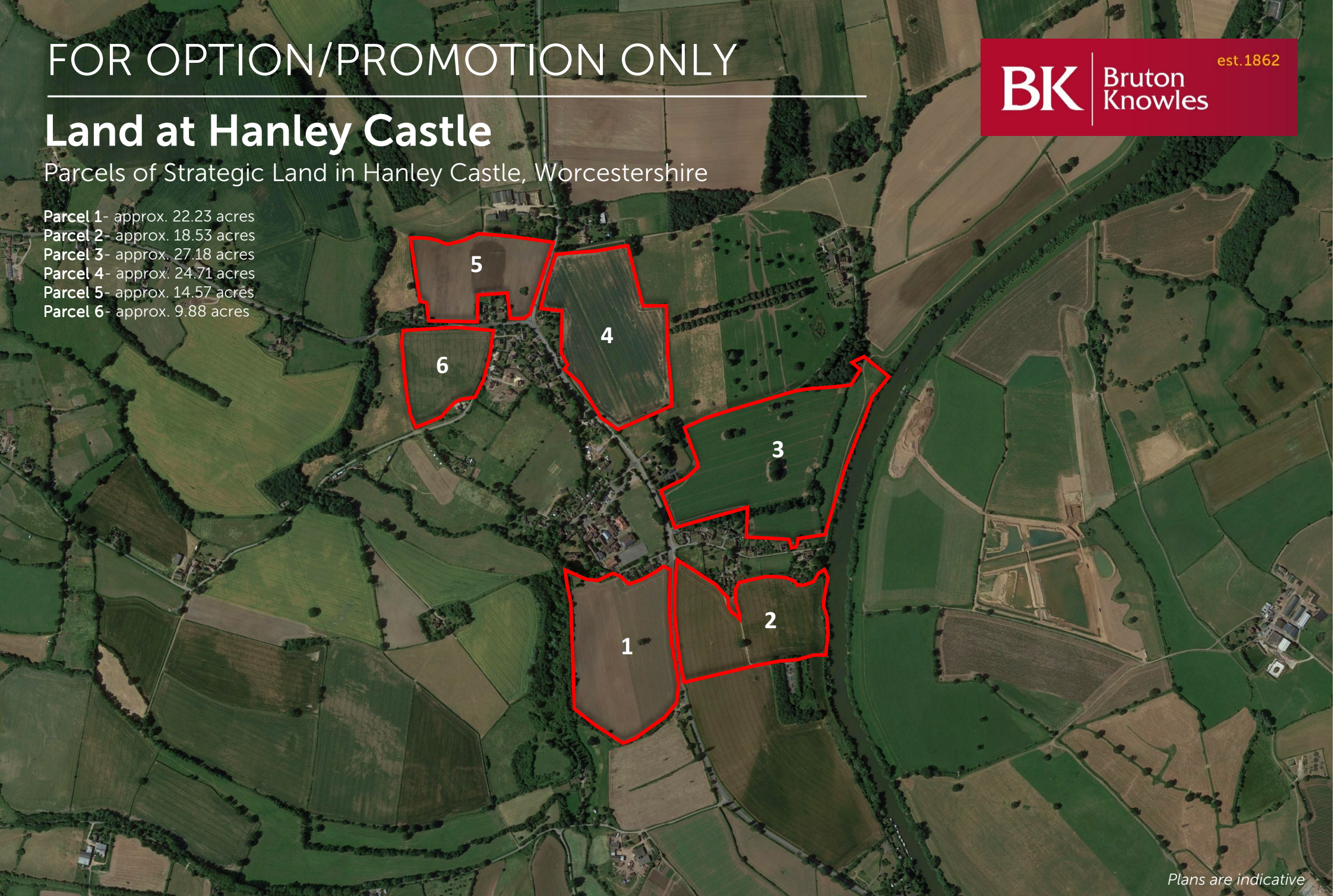
Parcel 2- approx. 18.53 acres

Parcel 3- approx. 27.18 acres

Parcel 4- approx. 24.71 acres

Parcel 5- approx. 14.57 acres

Parcel 6- approx. 9.88 acres



Plans are indicative

Land at Hanley Castle Approximately 117.10 Acres (47.39 Ha)

LOCATION

The sites are located in the Worcestershire village of Hanley Castle, lying between the popular towns of Malvern and Upton upon Severn in the Malvern Hills District. The village provides a number of amenities, including a public house known as the Three Kings Inn, church and the Hanley Castle High School (Ofsted rating- Good).

The village is an accessible location and is well connected to the highway network, with J8 of the M5 Motorway situated 7 miles to the south, providing connections to Bristol and Birmingham. Worcester is situated some 9 miles to the north, providing a further range of leisure, employment, health and educational amenities.

DESCRIPTION

The subject sites comprises arable land extending to an approximate total of 117.10 acres. Parcels 1-6 are located in a variety of locations in Hanley Castle, the majority of which benefit from established agricultural access off the B4211.

Parcel 1- 22.23 acres

Located adjacent to Hanley Castle's settlement boundary, where there is existing housing located to the north.

Parcel 2- 18.53 acres

Located adjacent to Hanley Castle's settlement boundary to the north. To the north of the site is Herbert's Farm and Ballards Farm which contain a series of listed buildings and a scheduled ancient monument.

Parcel 3- 27.18 acres

Located to the east of Hanley Castle's settlement boundary, where Church End Farm is found.

The high school's playing fields are allocated as green space and are located to the west. Existing residential development can be found on Quay Lane, located to the south of the site's boundary.

Parcel 4- 24.71 acres

Located to the north east of Hanley Castle's settlement boundary. To the west is an existing residential dwelling and a church. To the south of the site, Severn End Lodge can be found.

Parcel 5- 14.57 acres

Located to the north of Hanley Castle's settlement boundary. To the south is a private drive, serving existing residential dwellings. To the north is Merevale Farm and to the west is Parsonage Farm. The site is bounded by the B4211 to the east.

Parcel 6- 9.88 acres

Located to the north west of Hanley Castle's settlement boundary. The site is bounded by the B4211 to the north and Gilberts Lane to the east, where there are a series of existing dwellings which form the edge of the settlement boundary. To the south is an existing dwelling and a series of outbuildings which front Gilberts Lane adjacent to the site.

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.

The subject sites have previously been submitted for the SWDP Issues and Options Consultation November 2018 and SWDP Preferred Options Consultation in November 2019 although not selected.

The sites have since been identified under the SWDP Review Further Regulation 18 (III) Sustainability Appraisal Consultation, and have been assessed as a potential strategic allocation as a reasonable alternative.

VIEWING

The site can be viewed from the existing gateways.

TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Combination of parcels to promote
- 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 harry.breakwell@brutonknowles.co.uk

SUBJECT TO CONTRACT

MAY 2021

Regulatory Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626

harry.breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)
07395 887390

jack.mouldsdales@brutonknowles.co.uk

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.

BK Bruton Knowles

est. 1862