

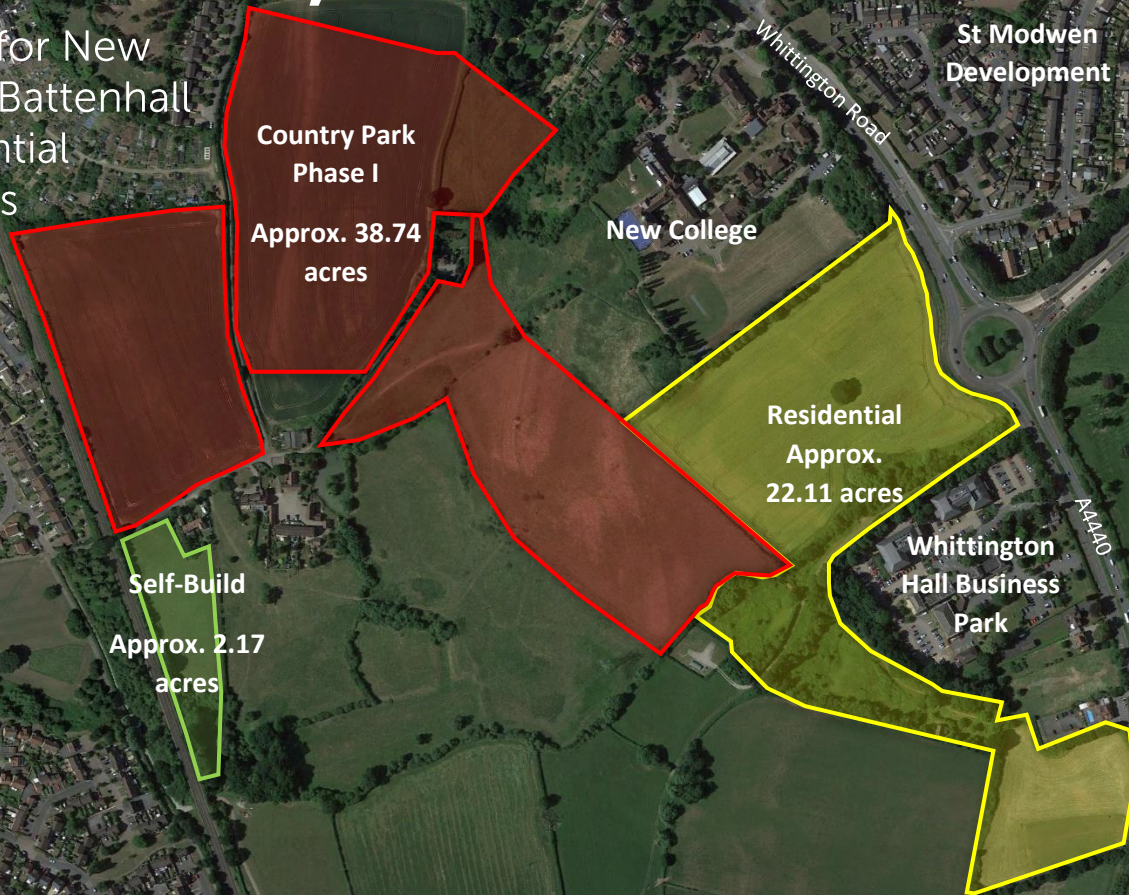
OPTION TO PURCHASE

BK Bruton Knowles est. 1862

Land at Battenhall, Worcester

Land at Middle Battenhall for New Country Park and Land at Battenhall Ridge for Enabling Residential Development for 250 Units

Site Area: Approx. 63.02 Acres (25.50 Ha)



Plan not to scale and is for indicative purposes only

M5 J7

Land at Battenhall, Worcester



LOCATION

The site is located on the southern edge of Worcester off the A4440. As you approach the city from M5, J.7, the land is situated adjacent to Whittington Hall Business Park and is to be accessed from the existing roundabout.

The site benefits from a wide range of amenities in the immediate area in addition to the services provided in the city centre. The area is well connected with frequent bus services running along the A4440/London Road. Junction 7 of the M5 motorway is within 1km to the south east and Parkway Train Station is 3km away.

DESCRIPTION

The site extends across approximately 63.02 acres (25.50 hectares). The land comprises arable, pasture and a commercial dog exercise paddock.

The three main sections identified are:

- **Country Park Phase 1** – approx. 38.74 acres
- **Residential** – approx. 22.11 acres
- **Self-Build** – approx. 2.17 acres

NEW COUNTRY PARK

Middle Battenhall Farm Land Action Group (MBFLAG) are a local community group who have a vision to create new public access and a Country Park to preserve and enhance Middle Battenhall Farm. It is understood that to facilitate this, enabling residential development will need to be delivered.

Phase I of the Country Park is proposed with enabling development of 250 units and Phase II up to 500 units. The land has been subject to a pre-application by 'The Extra Care Charitable Trust'. The retirement village is not progressing, and as such a housebuilder is sought for Phase I only.

Representatives of MBFLAG are leading on the Country Park plans which may include provision of a cafe and public parking. There will be cycling/walking connectivity between Whittington to Redhill/Battenhall and to a wider network of existing pathways to Parkway Train Station and the city centre.

The housebuilder selected will work closely with representatives of MBFLAG and local Parish Councils.

PLANNING

The site is not constrained by an Area of Outstanding Natural Beauty (AONB) or Green Belt and is situated within Flood Zone 1, however it does fall within the Local Green Space designation. There is an ancient monument designation, largely in Phase II of the Country Park.

Worcester is the principal settlement within Worcestershire and the SWDP planning policy area which comprises the South Worcestershire Development Plan, covering the Local Planning Authority Areas of Worcester, Malvern Hills and Wychavon.

The site has previously been assessed as part of the SWDP Review before a wider scheme was submitted to the SWDP Review in April 2021.

A pre-application advice request was submitted in February 2021 which included a formal Planning Statement and number of supporting technical reports.

Consultation on the Pre-Submission Draft SWDP is scheduled to take place in Summer 2022.

IT IS ANTICIPATED THAT THE SITE MAY BE INCLUDED AS AN OPTION ALLOCATION OR BECOME A WINDFALL SITE.

FURTHER INFORMATION

A Data Pack has been prepared that provides information on the method of sale, phasing plans, pre-application documentation and draft heads of terms.

Please email jack.mouldsdale@brutonknowles.co.uk for further information.

METHOD OF SALE

Housebuilders are sought to deliver a Country Park with enabling development of up to 250 units.

The land is offered For Sale by way of Informal Tender, with the option to purchase at a net price, conditional only upon planning.

Offers should be in accordance with the Tender Form contained within the 'Data Pack'.

Tenders should be submitted to Scott Winnard by email to scott.winnard@brutonknowles.co.uk by **Noon Thursday 3rd March 2022**.

VIEWING

Viewing by prior appointment with Bruton Knowles only.

Please park at Whittington Hall Business Park, Whittington Road, WR5 2RA.

PLANNING CONSULTANT

Jonathan Rainey, Executive Director of Pegasus Group was instructed by The Extra Care Charitable Trust and has detailed knowledge of the site.

Email: jonathan.rainey@pegasusgroup.co.uk

*NOTE

Land within the proposal is owned by a Partner of Bruton Knowles, with other family interests.

SUBJECT TO CONTRACT

JANUARY 2022

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.

Phasing Plan



- LEGEND**
- Country Park (Preserved informal green space) approx. 31ha
 - Tithe Map boundary position with surviving evidence in place (exact locations / extent TBC by survey). Boundary to be retained where possible, with minimal new openings formed for access. Missing sections to be reinstated as mitigation for new openings.
 - Country Park proposed primary walking loop (approx 2.3km)
 - Proposed public footpaths and site-wide connectivity
 - Sensitive development zone - green space / restricted development height (Residential zones)
 - Development zone - residential
 - Development zone - "self build" low density residential
 - Country Park theme zones e.g. wetland areas, ponds, orchards, grassland, wild meadows, woodlands, etc...
 - "Sheep Park" Original zone name from Tithe Map
 - View Cone - sensitive / important public view
 - Sensitive Development zone - green space (Ancillary function zones)
 - Country Park buffer zone for existing housing

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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