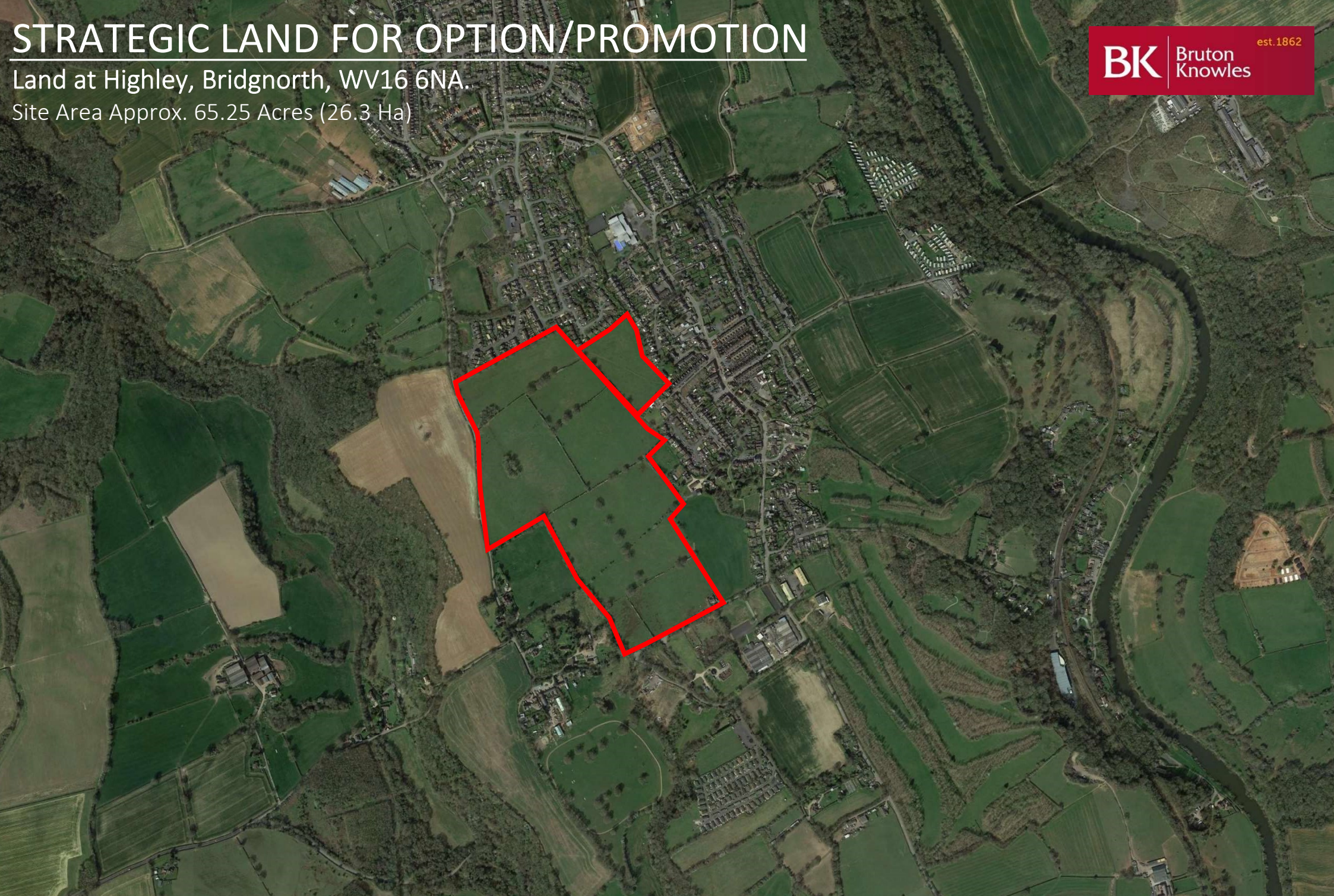


# STRATEGIC LAND FOR OPTION/PROMOTION

Land at Highley, Bridgnorth, WV16 6NA.

Site Area Approx. 65.25 Acres (26.3 Ha)





# Strategic Land For Option/Promotion Only

## LOCATION

The site is situated at Highley, which is a large village in Shropshire, on the west bank of the River Severn and 7 miles from Bridgnorth. Highley has an estimated population of 4,000 people. There is a golf course at Highley, a number of restaurants, a Primary School, country park, shops, pubs and leisure centre.

The village is accessed via the B4555. There are established bus routes throughout the area. Highley Railway Station is situated approximately a mile south east of the village.

## DIRECTIONS

Postcode is WV16 6NA for the northerly land.

Southern and Western parcels can be viewed off Netherton Lane.

## DESCRIPTION

The land is offered for Option/Promotion.

The site, edged in red, extends to approximately 65.25 acres of agricultural land.

## PLANNING

The site is located on the outskirts of Highley, which is within Shropshire District Council's (SDC) planning jurisdiction. As set out in the Emerging Shropshire Local Plan, Highley is classified as a Key Centre, which will contribute towards strategic growth objectives in the east of the County, delivering around 250 dwellings and around 3 hectares of employment development.

The site is immediately adjacent to Highley's settlement boundary and in terms of its landscape sensitivity, it is not contained within the Greenbelt or within an Area of Outstanding Natural Beauty.

The site is not at risk of flooding and the nearest heritage assets are located to the east of the site boundary (Church House- ref. 1188730 and Church of St Mary- ref. 1188722).

The site has been submitted to the Shropshire Strategic Land Availability Assessment under two separate parcels, referred to as HNN006 (Land to the southwest of Highley) and HNN010 (Land to the south of Redstone Drive). Both parcels are considered to have future potential and comments provided by SDC suggest that 'residential development is generally considered achievable and viable unless there are site specific issues evident'.

## TERMS

The site is available for an Option/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

Offers should be sent to:

[scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

**SUBJECT TO CONTRACT**

**AUGUST 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.





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