

STRATEGIC LAND

Land to the west of Evesham Road, Cleeve Prior Worcestershire

- Draft Allocation for 52 dwellings
- Site Area: Approx. 7.18 acres (2.91 Ha)



Plan is for indicative purposes

Strategic Land at Cleeve Prior, Worcestershire



LOCATION (WR11 8LD)

The site is located in the Worcestershire village of Cleeve Prior, some 3 miles south west of Bidford-on-Avon and 5 miles north-east of Evesham. The village benefits from a public house, village hall and primary school. The market town of Evesham provides further services and facilities including schools, supermarkets, hospital and leisure centre.

The B4085 (Main Street) is the primary route running through the village and provides access to Evesham, Pershore and Worcester. The A46 connects the area to the larger settlements of Alcester and Stratford Upon Avon. There are two bus stops located within 100m of the site, providing regular services to Evesham and Redditch. The nearest train stations are in Honeybourne and Evesham.

DESCRIPTION

The site comprises approximately 7.18 acres (2.91 hectares) of predominantly level pasture. The site is bound to the north by the attractive grounds surrounding the Grade II Listed Prior House, which is also within the landowners ownership. To the east lies existing residential development, with an established woodland to the south and Evesham Road to the west.

Vehicular access is currently provided via an existing gateway into the main house and gardens associated with Prior House in the north west corner of the site. The indication is that a new vehicular access will be proposed off Evesham Road.

PLANNING

The subject site has been identified as a New Proposed Housing Allocation for Category 2 Settlements in emerging policy. An indicative housing figure of 52 units has been proposed. The site is referred to as the 'Site off Main Street and Mill Lane, Cleeve Prior', Ref: CF50993 and SWDP Reg 19 Ref: WYPH09.

The subject site is situated within the planning jurisdiction of Wychavon District Council, who together with Malvern Hills and Worcester City formed the South Worcestershire Development Plan (SWDP). The SWDP is currently undergoing a review to provide an updated plan for the period to 2041. The final consultation of the review, before it is submitted to the Planning Inspectorate, is scheduled for a 6-week period, commencing in November 2022.

Following a recent appeal, it is understood that the Wychavon supply on a joint basis with the other authority is currently 4.4 years.

SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

TERMS

The site is available for promotion with Option and Promotion agreement terms invited, to include the following:

- Premium payment upfront to enter into the agreement – deductible, but non-returnable.
- Duration of term(s)
- Percentage share of Market Value or Promoter Fee
- Minimum price per gross acre
- Confirmation of Landowner's legal and agent fees to be met by the Developer.
- Any deductible costs and caps.
- Planning strategy and proposed scheme.
- Confirmation that the landowners planners Stansgate Planning will be retained throughout the project.

Offers should be received by Bruton Knowles by **Noon on Wednesday 14th December** via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

OVERAGE

A 50% overage on the land remains until July 2027. The trigger of the overage being the sale of the land with consent.

PLANNING CONSULTANTS

The Landowner has requested that Stansgate Planning are to remain involved in the project as planning consultants, with the chosen developer to work with them.

VIEWING

Viewing by prior appointment only.

BRUTON KNOWLES LLP

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

Harry Breakwell BSc (Hons) MRICS

07825 842626

harry.breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)

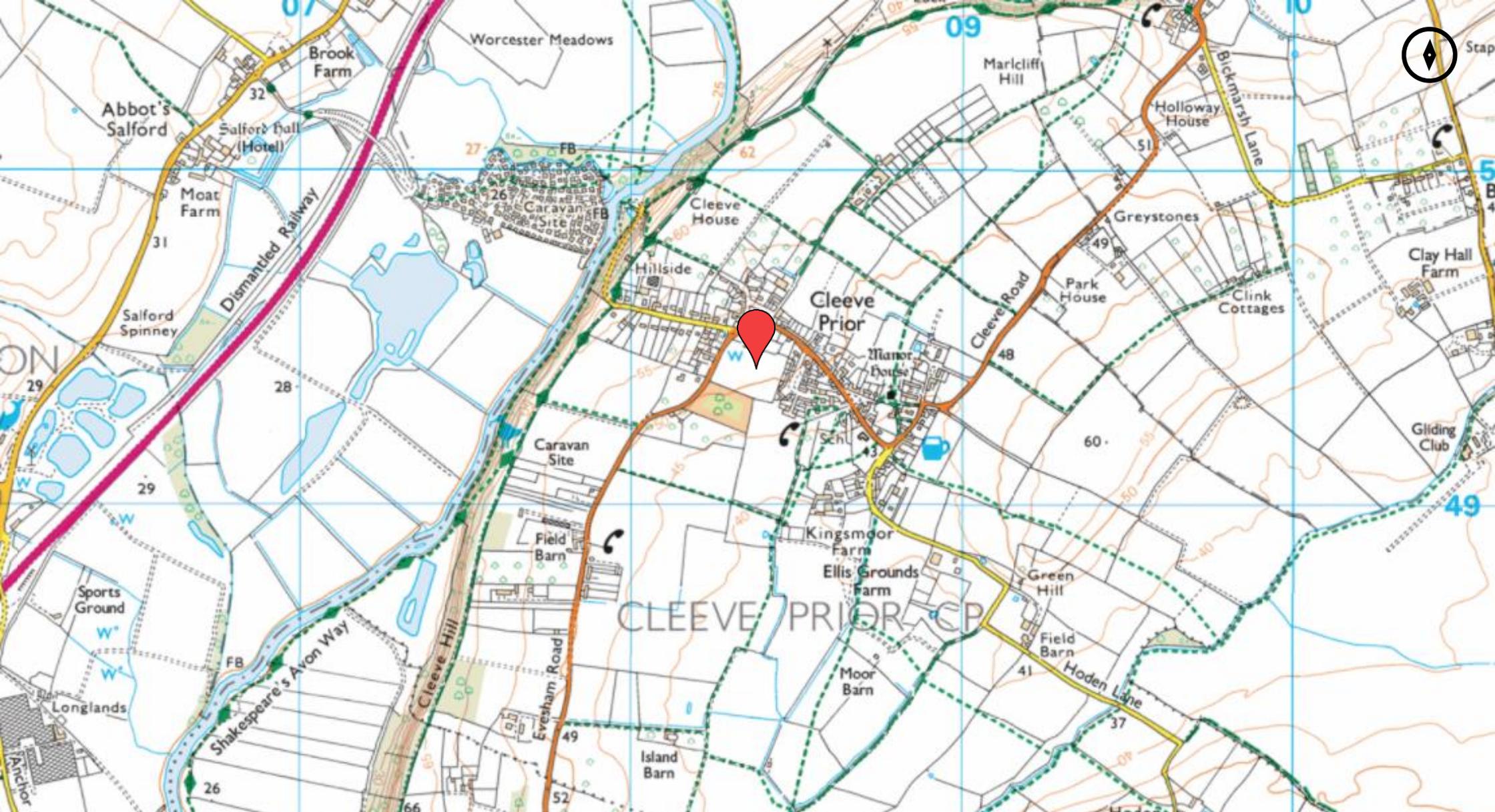
07395 887390

Jack.mouldsdales@brutonknowles.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2022

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

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

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Mouldale BSc (Hons)
07395 887390
jack.mouldale@brutonknowles.co.uk



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.