

FOR SALE

Land to the east of Evesham Road, Cleeve Prior, WR11 8LD

TERRA  BRUTON
KNOWLES



- Resolution to Grant Full Planning Permission for 61 dwellings
- Site area of approx. 7.18 Acres (2.91 Ha)
- For Sale by Informal Tender
- Unconditional offers to be received by Noon on Wednesday 7th May 2025

Plan is for indicative purposes

For Sale

brutonknowles.co.uk

FOR SALE Residential Development Opportunity

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LOCATION

The site is located in the desirable 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 a 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.

PLANNING

The site is located within the planning jurisdiction of Wychavon District Council. The relevant application is detailed below:

- **W/24/00632/FUL** - Full Planning Application for the erection of 61 dwellings with associated public open space, landscaping, vehicular access off Evesham Road and associated works. *Resolution to grant planning permission was given at Committee on the 27th February 2025.*

PROPOSED SCHEME

The scheme proposes a development of 61 dwellings, of which 40% (24no.) will be affordable. The market housing will comprise; 11no. x 2-bed, 15no. x 3-bed and 11no. x 4-bed dwellings. The affordable housing tenure mix will be 17

dwellings (70%) to be Social Rent and 7 dwellings (30%) to be Shared Ownership. 40% green infrastructure will be provided which features predominantly around the peripheral and central parts of the site, providing a strong buffer to the Listed Prior House to the north. A new access will be provided via the western boundary off Evesham Road.

SERVICES

Parties are to review the Data Room which contains existing service records, proposed service quotations, in addition to other technical reports.

Foul water will drain via gravity to a pump station in the south east of the site. From here water will be pumped to the existing sewerage network in Evesham Road, north west of the site. Whilst Terra are negotiating with third party landowners for an optimised drainage solution for the storm outfall, buyers should assume and accommodate within their assumptions and costs the requirement for a pumped solution. See Data Room for further information.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL will be sought against the open market housing at £40/m², which will subject to the prevailing indexed rate.

SECTION 106 (S.106) CONTRIBUTIONS

The S.106 is currently being finalised, however the Draft S.106 (see Data Room) requests the following contributions (index linked):

- **Allotment Contribution** - £631.57
- **Allotment and Civic Space Contribution** - £680.14
- **Allotment and Civic Space Maintenance Contribution** - £15,562.38
- **Built Sports Contribution** - £44,144
- **Civic Space Contribution** - £809.67
- **Community Bus Transport Contribution** - £4,725
- **Formal Sport Contribution** - £114,552
- **High School Contribution** - £222,530
- **Primary Healthcare Contribution** - £43,200
- **School Transport Contribution** - £123,747.14

- **SEND Contribution** - £92,452.
- **District Monitoring Fee**- TBC
- **County Monitoring Fee**- TBC

The Draft S.106 stipulates that 17no. of the dwellings shall be provided as Social Rented Housing and a further 7no. to be provided as Shared Ownership.

VAT

VAT will be chargeable on the purchase price.

LEGAL INFORMATION

The site is offered freehold with vacant possession. The site is registered under the wider Freehold Title of WR48528.

The purchaser is to contribute £20,000 + VAT towards the landowner's legal expenses.

METHOD OF SALE

The site is offered for sale by way of Informal Tender.

Unconditional offers are invited. Bids should be in accordance with the 'Financial Proposal Form' and are to be submitted prior to **Noon on Wednesday 7th May 2025**. Offers are to be sent to Harry Breakwell: harry.breakwell@brutonknowles.co.uk and James O'Shea joshea@terrastrategic.co.uk

The promoter will provide relevant copyrights to its housetypes and drawings. Offers are not be subject to a Section 73 application.

DATA ROOM

A Data Room has been prepared. Please email for access.

VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles.

SUBJECT TO CONTRACT – MARCH 2025

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TERRA  BRUTON KNOWLES

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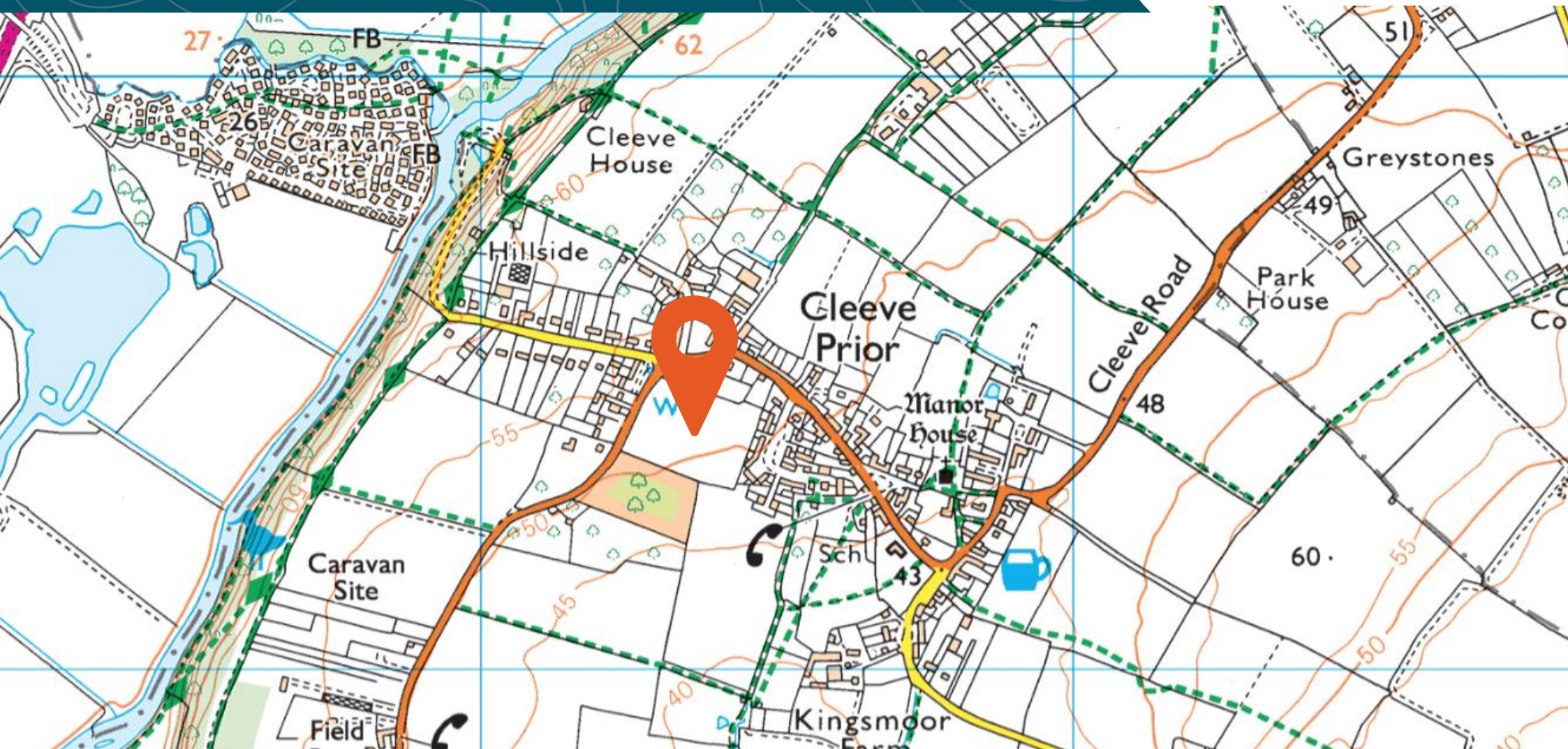
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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