



# FREEHOLD - FOR SALE DEVELOPMENT OPPORTUNITY

The Pines, Bilford Road, Worcester, WR3 8PU

Site Area: Approximately 1.66 acres (0.67 Ha)

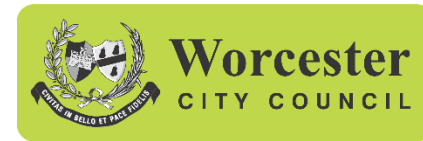
**BK** | Bruton  
Knowles

est.1862



# DEVELOPMENT OPPORTUNITY

The Pines, Bilford Road, Worcester, WR3 8PU



## For Sale by Informal Tender – Residential Development Potential (Subject to Planning)

### LOCATION

The site is situated within the Broomhall Green area which is to the north of Worcester city centre. Access into the site is readily available from Bilford Road and it is conveniently located next to Wordsworth Avenue bus stop, local amenities and Ofsted rated good schools.

The site is some 1.7 miles north of the city centre and 1.8 miles south of the A449 junction. The site is close to the motorway network with the M5 junction 7, 3.5 miles away. Mainline train services are available from Worcester Foregate Street Station

### DESCRIPTION

The site extends to some 0.67 hectares (1.66 acres), is cleared of buildings and surrounded by trees. Adjacent to the land is Tudor Grange Primary Academy Perdiswell with residential houses opposite.

The site is owned by Worcestershire County Council and Worcester City Council (The Landowner).

### PLANNING

The site is within the planning designation of Worcester City Council where planning decisions are governed by the adopted South Worcestershire Development Plan 2016. Within the adopted plan, the site is allocated for housing with an indicative capacity of 15 no. dwellings, policy reference SWDP43/g. The allocation specifies that the site should include about 50% Green Space for open space, habitat improvement and links to the Green Space network. The adopted plan Policy SWDP 15 B specifies, on sites of 10 or more dwellings, 30% of the units should be affordable and provided on site.

In terms of the emerging SWDP Review (SWDPR 18), the site will retain its current allocation and, as a brownfield site in Worcester City, would be required to provide 30% affordable dwellings. The emerging plan is not yet adopted and so has limited weight so should not be referred to for policy requirements at the current time. While the site is allocated for housing, alternative housing schemes to cater for other members of the community could be plausible if a specific need or requirement can be proven, taking account of adopted plan Policies SWDP14 and SWDP20. Early engagement with the City Council's Planning Section is encouraged. Details are contained on the Council's website.

### SERVICES

The site is understood to either benefit directly from mains service connections - drainage, gas, electric, water and telecoms or they are in close proximity. Prospective purchasers should make their own enquiries as to the capacity and location of these services for their own particular development.

### VIEWING

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period, for further details of dates and times please contact [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk).

### TENURE

The site is being sold on the basis of a Freehold sale with vacant possession upon completion.

### METHOD OF SALE

The site is for sale by way of informal tender on an unconditional or conditional subject to planning basis with sealed bids to be received at the Birmingham Office of Bruton Knowles or by email to [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) **no later than midday on 5 February 2025**. Offers are to be submitted using the standard bid proforma a copy of which is available in the data room.

The Landowner reserves the right to proceed to a second bid stage and/or hold formal interviews prior to a preferred party being selected.

The landowner reserves the right to not accept the highest or indeed any bid.

### UPLIFT

Where an unconditional bid is accepted, the joint landowners will require the retention of an uplift of 50% of any increase in price where the site is sold undeveloped within 18 months from the date of completion.

The landowner may also require an overage, but bidders are currently to assume that this is not the case.

### VAT

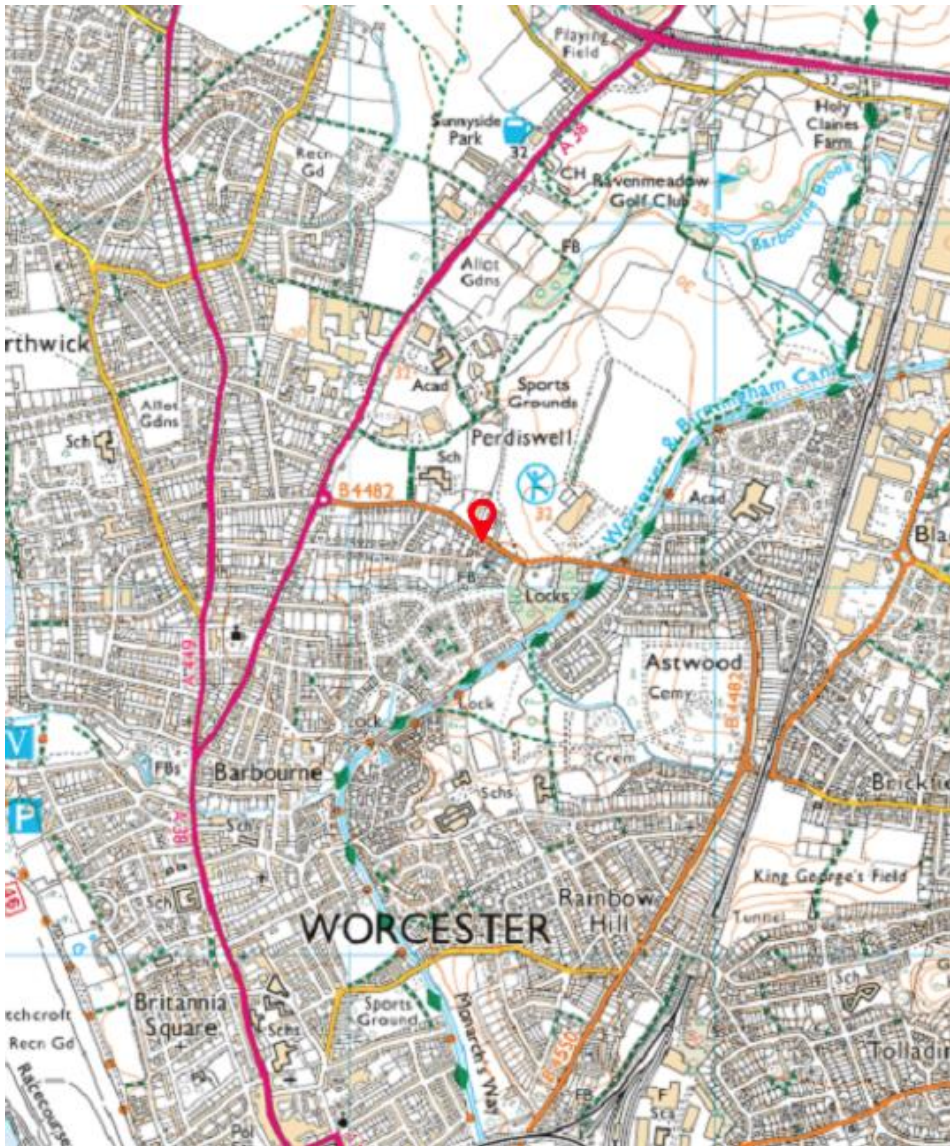
The site is not elected for VAT.

### GUIDE PRICE

Offers invited.

### SUBJECT TO CONTRACT – JANUARY 2025





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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 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.



