

STRATEGIC LAND

Kempsey, Worcestershire

Site Area: Approximately 4.48 Acres (1.81 Ha)

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Plan is indicative and not to scale.

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LOCATION

The site is located on the eastern edge of Kempsey village, south of Worcester in the Malvern Hills District. The village provides a range of amenities within walking distance from the site, including local shops, several pubs, a primary school, as well as a community centre with sports facilities. Worcester is well placed, some 4 miles north to provide a wider offering of amenity.

The village is an accessible location and is well connected to the highway network, with J7 of the M5 Motorway situated to the north-east providing connections to Bristol and Birmingham. The A38 that runs through the centre of Kempsey connects the village to nearby Worcester and the south west.

- J7 M5 Motorway – 3.5 miles
- Worcester – 4 miles
- Tewkesbury – 10 miles

DESCRIPTION

The site is located immediately adjacent to Kempsey's Village Development Boundary as defined in the Kempsey Neighbourhood Development Plan (November 2017), and adjacent to the recently completed Sallowbed Way development (14/00625/FUL).

The site itself is gently undulating pasture and extends to approximately 4.48 acres, bound by Post Office Lane to the north, the public open space to the adjacent Sallowbed Way development to the west, areas of woodland to the south and east and Post Office Brook to the north east.

The site currently benefits from an existing agricultural access onto the Post Office Lane that has good visibility in both directions.

The site is registered under the Freehold Title WR94698.

PLANNING

The site lies within the Planning Jurisdiction of Wychavon District Council where planning decisions are governed by the South Worcestershire Development Plan (SWDP) whereby Malvern Hills District, Worcester City and Wychavon District Councils joined together to produce a Development Plan. The SWDP replaced the existing Local Plans of the three partner Councils when it was adopted in February 2016 and a review was commenced in late 2017 in response to new Government requirements that Development Plans should be updated every five years.

On the 27th of September 2023, following the Regulation 19 consultation in November and December 2022, the south Worcestershire Councils formally submitted the South Worcestershire Development Plan Review (SWDPR) and associated evidence base documents to the Secretary of State for independent examination which is ongoing as at October 2024.

Kempsey is classified as a 'Category 1 Village' in the South Worcestershire Development Plan meaning that it has at least four key services, scores at least 16 points in the Village Facilities Survey and has access to all daytime journey types by bus/community transport.

The most recent and relevant planning application and Appeal are outlined below.

- M/22/00497/OUT – Outline planning application for the erection of up to 30 dwellings and associated works, with all matters reserved for future determination except for access. *Refused 22nd December 2022.*

An Appeal, ref APP/J1860/W/22/3313440 was made against the decision of application ref: M/22/00497/OUT, however the Appeal was dismissed on the 14th August 2023. A copy of the Appeal Decision can be provided.

Housing Land Supply

The South Worcestershire Councils are required to demonstrate a four-year housing land supply against the current National Planning Policy Framework. As published in April 2024, the 4YHLS calculations (for 1 April 2023 – 31 March 2028) are 3.47 years for Malvern Hills, 4.99 years for Worcester City and 2.78 years for Wychavon against the standard method housing requirement.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

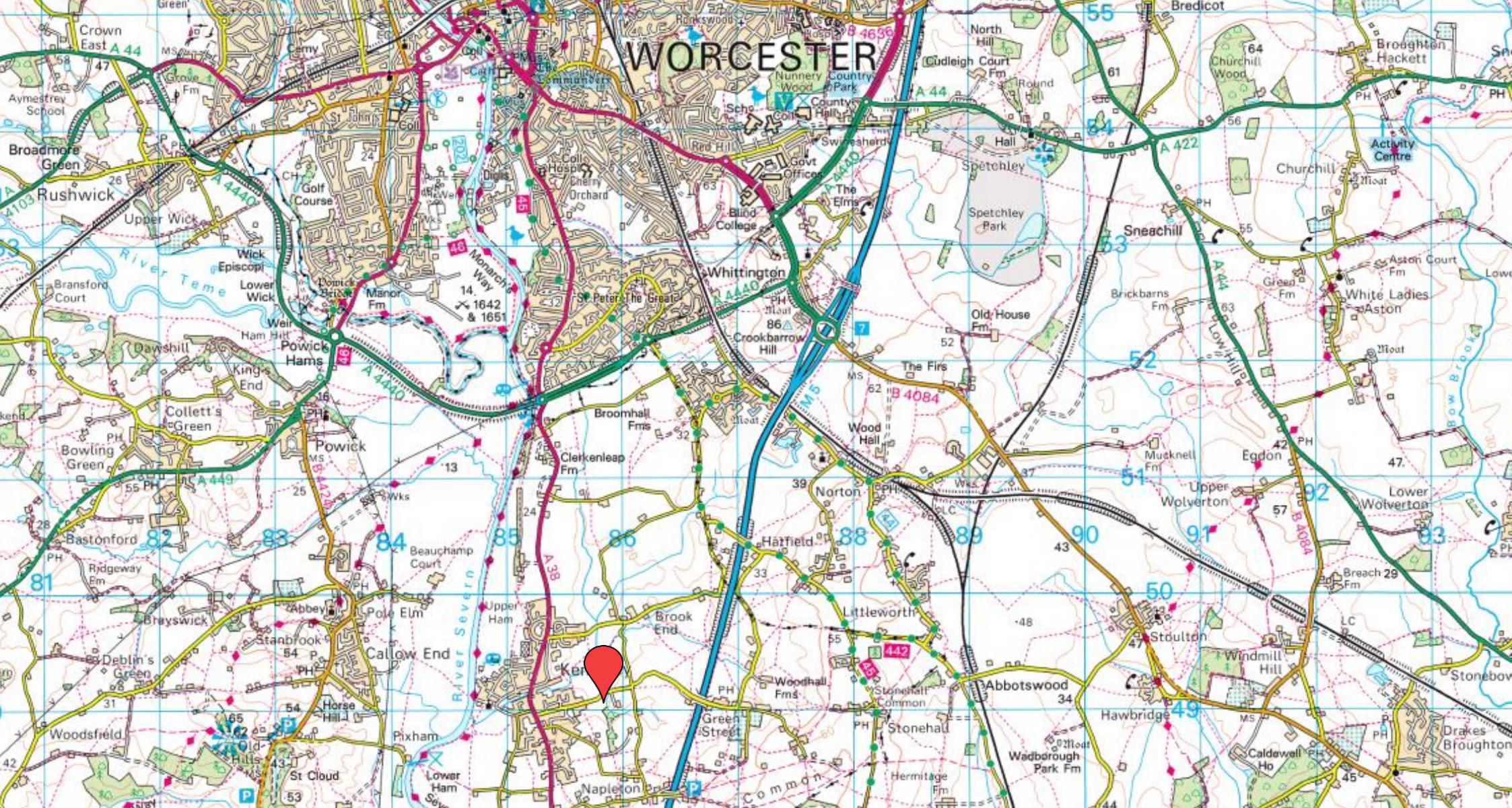
Offers should be received by Bruton Knowles via email to Richard Brogden: richard.brogden@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – JANUARY 2025

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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