

# STRATEGIC LAND

Land to the south of the A451, Kidderminster – Approx. 157.58 Acres (63.55 Ha)



*Plan is for indicative purposes only*

**FOR OPTION OR PROMOTION**

[brutonknowles.co.uk](http://brutonknowles.co.uk)

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## LOCATION

The site is located on the north-eastern edge of Kidderminster and sits between the villages of Cookley and Blakedown. The A451, Stourbridge Road runs along the northern edge of the site providing direct access to Kidderminster (2.5 miles to the south west) and Stourbridge (4.5 miles to the north east). The site is well connected to Kidderminster where there is a wide range of services and amenities and access to public transport services.

Access to the site is provided via the A451 to the north, as well as a secondary access off Perriford Lane to the east.

## DESCRIPTION

The site extends to approximately 157.58 acres (63.77 hectares) and comprises arable land which slopes away from the A451 before becoming slightly undulating as the site meets Hurcott Wood to the south.

The land edged in blue on the front page is to be excluded from any agreement and a right of way will be retained for access.

The site comprises the whole of Freehold Title WR151828 and the majority of Freehold Title WR151855. The freeholds are in separate ownership.

Immediately to the north of the A451 is an evolving new village, referred to as 'Lea Castle Village'. The site benefits from an existing Reserved Matters permission for 600 no. homes and is well under construction. The wider site has an outstanding outline application pending for a further 800 no. homes which surrounds the existing 600 no. homes and extends south to the A451, beyond which is the subject site.

## PLANNING

The site lies within the planning jurisdiction of Wyre Forest District Council. The Wyre Forest District Local Plan was adopted on the 26th April 2022 and covers the period between 2016-2036. The Plan covers the whole district and replaces the Core Strategy (2010), the Site Allocations & Policies Local Plan (2013) and the Kidderminster Action Plan (2013). The site also lies within the Churchill and Blakedown Neighbourhood Plan Area. The Neighbourhood Plan was approved on the 2nd April 2013.

Following the recent amendments to the National Planning Policy Framework (NPPF), it is understood that the Wyre Forest local housing need under the new standard method is to increase to 584 per annum from 211 per annum (a net increase of 373 per annum over the plan period).

The site is located within the Birmingham Green Belt.

Immediately to the south of the subject site is Hurcott Wood which has a statutory designation as a Local Nature Reserve (LNR). Further, the southern section of Hurcott Wood is designated as a Site of Specific Scientific Interest (SSSI), known as the Hurcott and Podmore Pools (SSSI). It is envisaged that future development proposals will include a buffer to protect the designated woodland to the south.

There is a an 11kv overhead power cable which crosses the site to the north western corner.

## TERMS

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

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowners
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowners' professional fees (including agent & legal)

Offers should be received by Bruton Knowles by Noon on Wednesday 23rd April 2025 via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

**SUBJECT TO CONTRACT - MARCH 2025**

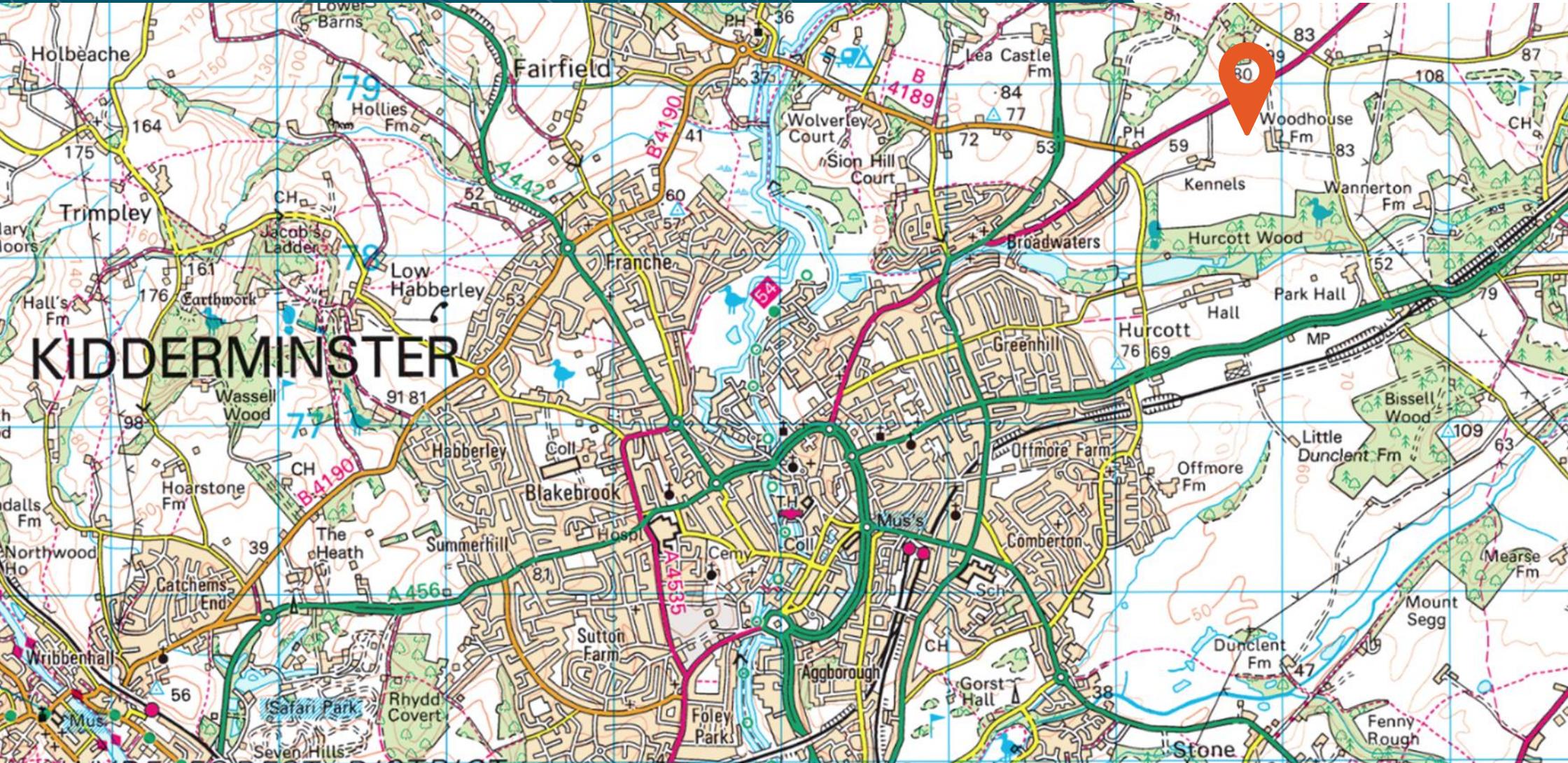


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