

# FOR SALE

## Residential Development Land for 91 Plots

Kidderminster Road, Hampton Lovett, Droitwich, WR9 0LU



**BRUTON  
KNOWLES**

Plan for illustrative purposes only



- Residential Development Land
- Outline Planning Permission 91 Units
- Village Location Close to Droitwich

# Land at Kidderminster Road, Hampton Lovett, Droitwich

For Sale by Informal Tender **Freehold**

## Location

The site is located to the north of Droitwich Spa in the Village of Hampton Lovett, Worcestershire and to the east of the A442. It falls within the administrative area of Wychavon District Council. Hampton Lovett is a charming village and civil parish which is known for its historical significance and picturesque surroundings.

The site is situated directly to the east of the static home park known as Doverdale Park. It is bound by the A422 to the west with Hampton Lovett Industrial Estate beyond. To the north is agricultural pastureland.

To the east, the site is bound by mature hedgerows and trees and beyond that the Worcester – Kidderminster railway line. There is also a bridleway and footpath routes.

To the south, the site is bound by woodland and mature hedgerow which forms part of the Milgrove Plantation. Berry Hill Industrial Estate is located beyond that to the south. The settlement boundary for Droitwich Spa lies to the south of the site, running adjacent to the edge of Berry Hill industrial estate.

## Nearby Facilities & Amenity

The Town Centre is located approximately 1.5 miles to the south of the site. It provides a shopping centre, supermarkets, a hospital, a Leisure Centre, a range of eateries and public houses and office space. Westlands First School & Nursery and Droitwich Spa High School are located a 1.7km and 2.6km walking distance respectively from the centre of the site. Given the location of the nearest schools, there are opportunities for the use of non-car modes for journeys to school from the proposed development.

- Droitwich Town Centre – 1.5 miles
- Railway Station – 1.5 miles
- M5 Motorway Junction 5 – 2.6 miles
- Bromsgrove – 7 miles



# Residential Development Land with Outline Planning Permission\*

## For Sale by Informal Tender Freehold



### Description

The application site comprises approximately 18.28 acres (7.4 ha) of largely agricultural grazing land. The land is broadly 'c' shaped and wraps around the existing accommodation at Doverdale Park, an existing Park Home estate.

The topography to the north is relatively flat and topography falls away to the south of the park home site. There is a wooded buffer to the south of the site. A bus stop is located adjacent to the access to Doverdale Park. Public footpath 522(c) runs northwards from the north-east of the site and a network of footpaths and bridleway are also located nearby. To the east of the site is a railway line.

The land has a developable area of 8.45 acres (3.42ha).

### Planning\*

The site has an extensive planning history with several outline applications and associated appeals. Recent planning history is summarised below:

- **W/24/02066/OUT** – Resolution to Grant Outline planning application for the erection of up to 91 dwellings, new vehicular and pedestrian access and associated works. All matters reserved except for access. The application was called to committee on 27 February 2025 with an officer recommendation for Approval. The application was approved at Committee as such, benefits from a Resolution to Grant Planning Permission subject to S.106 agreements being signed.

### Proposed Scheme

An Illustrative masterplan shows a proposed residential development of 91 dwellings providing a range of homes of 1-5 bedrooms in detached, semi-detached and terraced configurations. In terms of scale, the submitted Design and Access Statement states that the proposed development will be of primarily two storeys. Some single and two-and-a-half storey homes may be included to provide variation to rooflines, and a small number of three storey homes might be used to increase scale at key locations to provide focal points and landmarks. The proposed appearance will draw on the

local vernacular and materials. The application boundary has been updated to exclude land falling within Flood Zones 2&3 to the south of the site. There is an attenuation basin to the south of the built form.

- Low density and high quality development proposal
- 70% Green Infrastructure.
- Natural Play Area.

### Section 106 Agreement

A new S.106 agreement is currently being drafted in respect of the recent approval. This will provide for 40% affordable housing (27% of all affordable housing to be first homes and the remainder to be 73% social rented dwellings) and financial contributions. Please see the planning committee report.

- Education Contributions of £1,046,075
- Leisure Centre - £65,994
- Formal Sports - £85,030 and £212,850
- Primary Healthcare - £62,400
- Transport (combined) £665,893.68

### Community Infrastructure Levy

The development will be liable for CIL at £40/m<sup>2</sup> subject to indexation. Please see the charging schedule.

### Services and Drainage

The application is supported by a Flood Risk Assessment (FRA), a Water Management Strategy and a Sustainable Drainage Strategy. The proposed built development is located within Flood Zone 1. Foul water will be drained into the existing foul water sewer located on site.

### BNG – Biodiversity Net Gain

The application is supported by a BNG report which concludes that a net gain in biodiversity can be achieved and will be 20% on site.

### VAT

The land will be elected for VAT.

### Method of Sale

The site is offered For Sale by Informal Tender. Offers are invited based on the current outline consent. Preference will be given to unconditional bids which should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to Noon **Tuesday 20<sup>th</sup> May 2025**. The site comprises 4 parcels of land. Interested parties are invited to bid for parcels A & B combined and C & D separately:-

- A. The open grassland to the south of Hampton Lovett. Under the terms of the s106 this area must be maintained as grazing land extending to 6.3 ac.
- B. The red land comprising 8.5 ac of housing land and blue land comprising 9.7 ac of Green Infrastructure required to deliver the required Biodiversity Net Gain (BNG);
- C. The small block of woodland to the south of Doverdale Park – 3.5 ac;
- D. The land in the south which comprises grassland, the stream, and the poplar plantation known as Millgrove Plantation – 4.45 ac.

Tenders should be submitted to Scott Winnard and William Matthews by email. Developer Interviews are to be on the week following the tender deadline on the 27<sup>th</sup> May 2025.

### Legal

The site is offered Freehold with Vacant Possession on completion. A legal undertaking for abortive costs will be sought as part of the heads of terms.

### Viewing & Further Information

The site can be viewed from the field gateway, just past the Church at Hampton Lovett. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

A Technical Day will be held on the following date:

- Tuesday 6<sup>th</sup> May 10.00-12.00

Please email us to reserve a time slot.

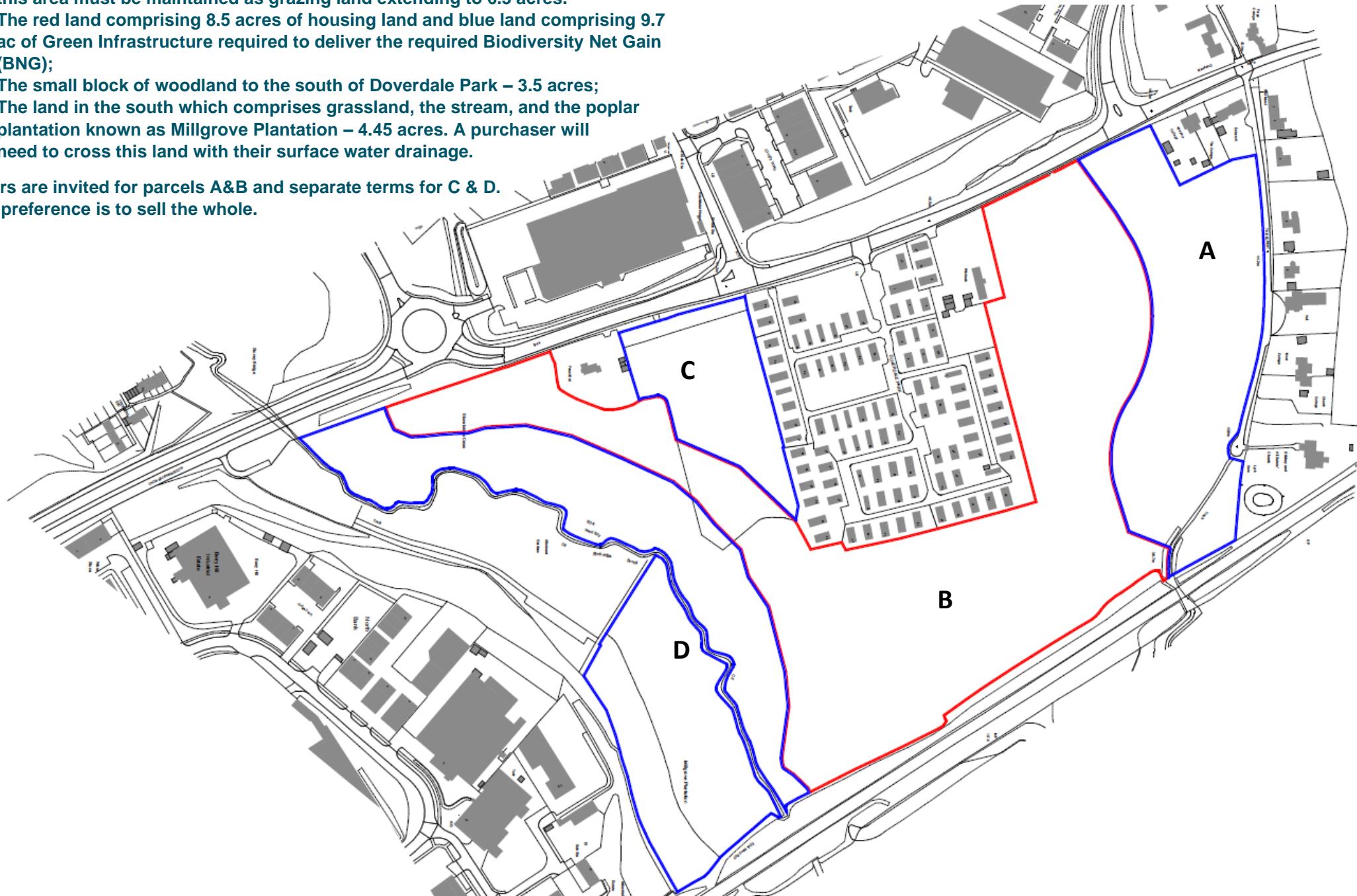
**Subject to Contract – March 2025**

Parcels:

- A. The open grassland to the south of Hampton Lovett. Under the terms of the s106 this area must be maintained as grazing land extending to 6.3 acres.
- B. The red land comprising 8.5 acres of housing land and blue land comprising 9.7 ac of Green Infrastructure required to deliver the required Biodiversity Net Gain (BNG);
- C. The small block of woodland to the south of Doverdale Park – 3.5 acres;
- D. The land in the south which comprises grassland, the stream, and the poplar plantation known as Millgrove Plantation – 4.45 acres. A purchaser will need to cross this land with their surface water drainage.

Offers are invited for parcels A&B and separate terms for C & D.

The preference is to sell the whole.





**Contact:**

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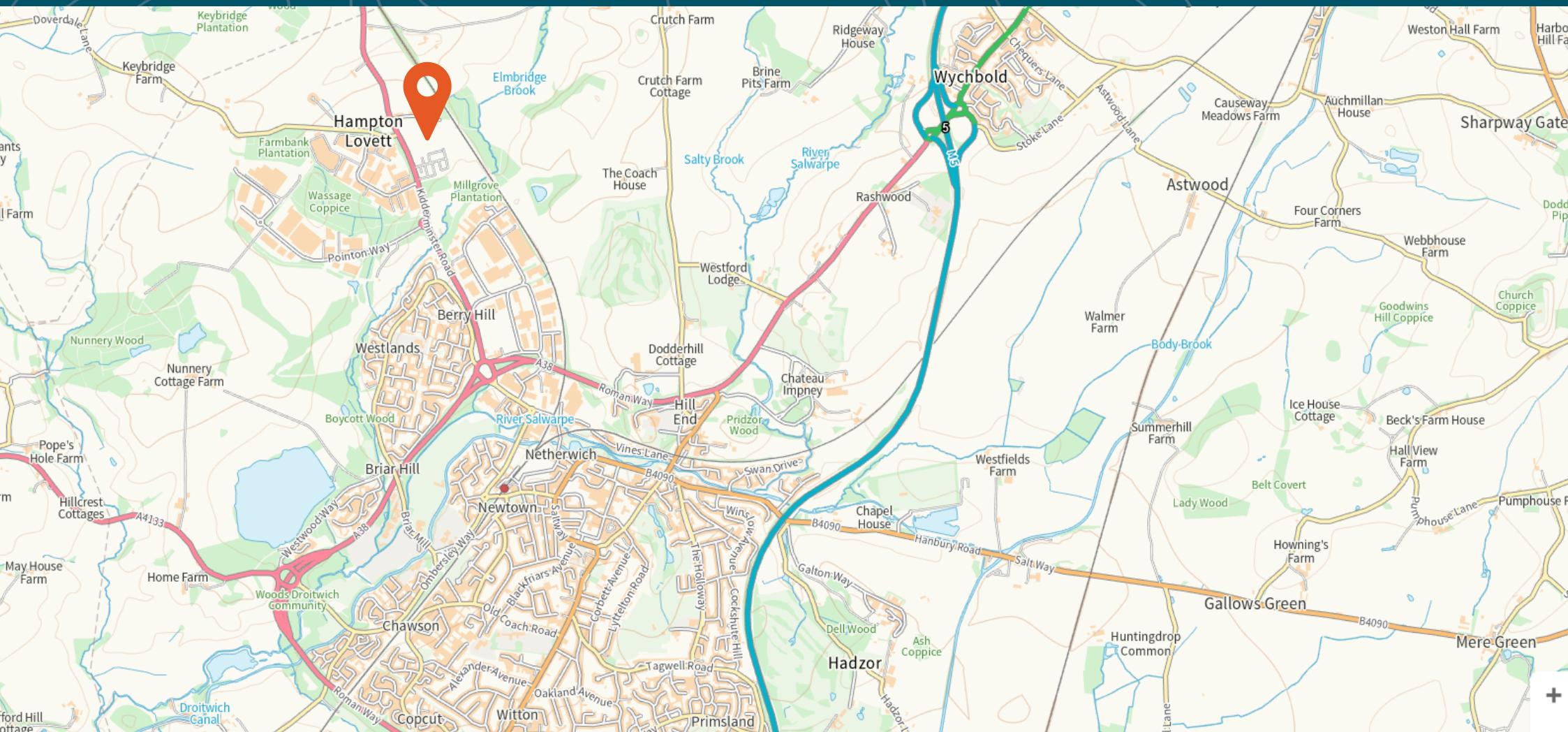
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# Location Plan

/// what3words **observes.paves.inversion**



**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.

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