

STRATEGIC LAND

Land off the B4193, Hartlebury, Worcestershire – Approx. 19.67 Acres (7.96 Ha)



Plan is for indicative purposes only

FOR OPTION OR PROMOTION

brutonknowles.co.uk



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LOCATION

The site is located on the northern edge of the town of Hartlebury, Worcestershire. The A449 runs along the eastern edge of the site linking the village directly to Kidderminster (c.4.5 miles) to the north and Worcester, (c.11 miles) to the south. Hartlebury benefits from a primary, special needs school, public houses, castle tourist attraction and trading estate providing employment opportunities. The site is well connected via road and there is also a railway station in Hartlebury which offers regular services to Stourbridge, Worcester, Stratford-upon-Avon and Birmingham.

Access to the site is provided in the south western corner via an established agricultural gateway off Rectory Lane.

DESCRIPTION

The site extends to approximately 19.67 acres (7.96 hectares) and comprises arable land with a small area of trees and scrubland at the most northern part of the site. The site sits between the B4193 to the west and the A449 to the east. To the south east of the site are a number of allotments owned by the Church Commissioners for England.

The site forms part of the wider Freehold Title WR144670.

The remainder of the Title is shaded in blue on the front page which includes c.82.78 acres (33.51 ha) to the west of the B4193 and c.5.85 acres (2.37 ha) to the east of the A449.

PLANNING

The site lies within the planning jurisdiction of Wychavon District Council. Planning Policy is covered by the South Worcestershire Development Plan (SWDP). The plan is currently undergoing review. The south Worcestershire Councils have formally submitted the South Worcestershire Development Plan Review (SWDPR) and associated evidence base documents to the Secretary of State for independent examination.

The site is located within the Birmingham Green Belt, however is not located in a conservation area or Area of Outstanding Natural Beauty (AONB).

It is understood that the parcels of land to the south of the site registered under Freehold Titles WR176492 and WR189722 are actively under promotion.

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 cost caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

Offers should be received by Bruton Knowles by **Noon on Friday 27th June** via email to Harry Breakwell:
harry.breakwell@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – MAY 2025

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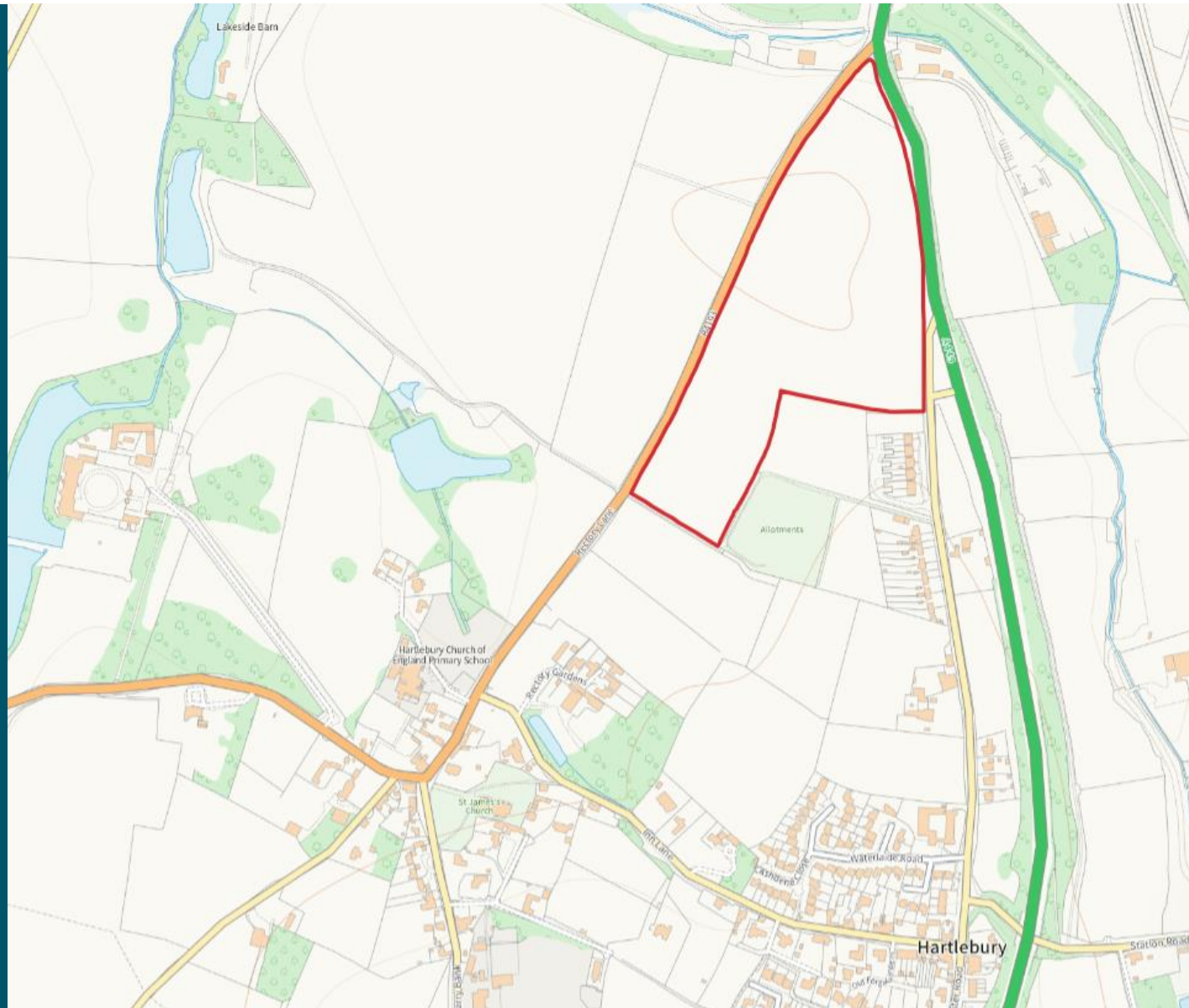
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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