

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land to the north of Oldbury Road, Worcester, WR2 6AS

Serviced Site with Reserved Matters Approval for 103 no. Dwellings within 6.81 Acres (2.76 Hectares)



*Plan is for indicative purposes.*

# FOR SALE Residential development opportunity

## Land to the north of Oldbury Road, Worcester



### LOCATION

The site is located to the north of Oldbury Road and Broad Lea Close, Worcester. The site is well located on the western edge of the city, lying some 2 miles from the city centre which provides a wide range of amenities. There are also a number of facilities and services within the immediate area including The Green Hub Community Centre, Co-op shop, Primary Schools and University. The nearest train stations are Worcester Foregate Street and Worcester Shrub Hill offering regular services to Great Malvern, Hereford, Cheltenham, Gloucester, Birmingham and London.

### DESCRIPTION

The subject site comprises approximately 6.81 acres (2.76 hectares) of arable land. To the north of the site are farm buildings and lakes associated with Temple Lagherne Farm. Beyond this is an area of arable land which is soon to be home to the new sports hub. To the east is the University of Worcester land, subject to a 250-no. unit application and immediately to the west is a development site currently under construction, owned by Taylor Wimpey and Redrow. To the south of the site is Oldbury Road which provides the main access to the subject and adjoining land. Both Public Rights of Way run from Oldbury Road northwards across the eastern and western boundaries. The site is not part of, nor does it house any statutory designations.

### PLANNING

The site falls within the administrative area of Malvern Hills District Council. The site formed part of the northern half of the Strategic Urban Extension at Temple Lagherne identified in the adopted South Worcestershire Development Plan (SWDP), under Policy SWDP45/2.

The site (referred to as 'Phase 3') forms part of a much larger area of land which benefits from the grant of outline planning permission as outlined below:

- **16/01168/OUT** - outline application with all matters except access reserved, for the development of up to 1,400 new homes; formation of new means of access onto Martley Road and Oldbury Road; the laying out of areas of formal and informal open space; habitat creation; drainage infrastructure; pedestrian and cycle links including diversion of public rights of way; and other associated infrastructure. *Approved 14<sup>th</sup> April 2020.*

The outline planning permission is subject to a number of pre-commencement and pre-occupation planning conditions, and a Section 106 Agreement. Planning conditions and S106 planning obligation trackers are included in the Data Room. Applications for RMs RE within 10 years from outline consent date of 14<sup>th</sup> April 2020.

Further to the existing outline planning permission, an application for the approval of reserved matters in relation to 'Phase 3' was made in July 2024. The application also included the reserved matters details for Phase 4 (269 dwellings) and the Sports Park phase:

- **M/24/00928/RM** - application for the approval of reserved matters relating to (internal) access, layout, scale, external appearance and landscaping in respect of a development of 103 dwellings constituting Phase 3. *Approved 29<sup>th</sup> November 2024.*

The approved parameters plans listed at condition 3 of the outline planning permission, and the description of the approved development at outline application stage, establish the principle of providing a vehicular and pedestrian access serving the Phase 3 Sale Land onto Oldbury Road. A full application has been submitted (jointly with the University of Worcester) for this access:

- **M/25/00747/FUL** - Construction of new vehicular access and road off Oldbury Road to serve residential development. *Awaiting decision July 2025.*

### PROPOSED SCHEME

The scheme under planning application M/24/00928/RM proposes 103 no., 2, 3 and 4-bedroom dwellings, 60 no. of which are Private, and 39 no. are Affordable (39 no. Social Rent and 4 no. Shared Ownership).

#### Access

Phase 3 will be served from a new access road and bell mouth junction off Oldbury Road, which falls under a separate planning application; reference M/25/00747/FUL. The access road position is fixed and sits to the east outside the Phase 3 boundary. The access road is a joint venture with the adjacent landowner to provide access to both land parcels. An

independent highway access will be provided to the Phase 3 site boundary, for continuation of internal estate roads.

Bloor Homes will progress the S.278 and S.38 agreements with WCC relating to this and will be responsible for the construction and adoption of these works and associated drainage works.

The access road will also re-connect onto an existing farm track to provide continued access to the existing properties to the north of the site and will also serve the proposed sewerage pumping station. This farm track is diverted from the site onto a new formal access road. Any remnants of the original farm access will be for the purchaser to remove.

A new private cycleway will be constructed by Bloor Homes which will run outside the northern boundary, from the existing farm track to the development spine road west of site within the overarching development.

The purchaser is to be responsible for the S.38 design, approval, construction and adoption of all internal highways within the site.

### SERVICES

Phase 3 is sold as a serviced site. We are advised that all services; electricity, gas, water and fibre, will be available to service the site within the access road. The purchaser is responsible for excavating and backfilling trenches and calling off services and connections as required. A new electric substation will be constructed by Bloor Homes within the site, near the entrance to serve the site. The purchaser will be responsible for LV connection to the substation. Potable water will be laid by Aquamain and adopted by ICOSA. A new bulk meter will be constructed at the site entrance adjacent to Oldbury Road by Severn Trent Water.

Please refer to the Data Room for full information in relation to services.

### SECTION 106 (S.106) AGREEMENT

A Section 106 Agreement for the wider site is dated 14<sup>th</sup> April 2020. The vendor will be/has covered all the financial S.106 contributions. A schedule is contained within the Data Room summarising the non-financial obligations relative to Phase 3 confirming the proposed responsibilities/requirements of the vendor and purchaser.

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## LEGAL INFORMATION

The site is registered under the Freehold Title WR105394 and is offered freehold with vacant possession.

The purchaser is to contribute **£10,000 + VAT** towards the vendor's legal fees.

All Public Open Space areas across the other phases of the site are maintained and transferred to Trinity Estates Management Company.

## VAT

The land has been opted to tax and therefore, VAT will be payable on the sale price at the rate prevailing at the time.

## VIEWING

Walking of the site is by appointment only, however the site can be viewed from Oldbury Road.

## DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Lauren Gaunt – [Lauren.gaunt@brutonknowles.co.uk](mailto:Lauren.gaunt@brutonknowles.co.uk)

## METHOD OF SALE & TERMS

The site is offered for sale by way of informal tender. Offers are invited on an unconditional basis and the purchaser is to undertake its own plot substitutions.

Offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room and be received by Bruton Knowles prior to **Noon on Wednesday 20<sup>th</sup> August 2025**.

Offers should be sent via email to Jack Mouldsdale: [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

**SUBJECT TO CONTRACT – JULY 2025**



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Drawing no: WELB/FU-3025/A  
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Proposed residential development at  
**West Worcester, Phase 3**

June 2024

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Plan is for indicative purposes and not to scale

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# FOR SALE

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## Land to the north of Oldbury Road, Worcester



**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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For Sale

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