

# Strategic Land For Conditional Contract / Option Terms

The Nurseries, Main Street, Sedgeberrow, Evesham, WR11 7UE



- Extending to Approx. 3.46 Acres (1.4 Ha)
- Attractive Rural Village Location
- Emerging Allocation for 28 Units in the South Worcestershire Development Plan

For Illustrative Purposes Only.

For Option, Promotion or Freehold Sale

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

# Allocated Strategic Land for 28 Units\*

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## Location

The land is located centrally in Sedgeberrow, a village and parish in the Wychavon district of Worcestershire, about 4 miles south of Evesham. Sedgeberrow benefits from good connectivity to nearby Towns of Evesham, Tewkesbury, Broadway and Winchcombe. The land is a short distance from the A46, via Main Street. Sedgeberrow benefits from a Parish Church, Village Hall, Pub / Curry House and Primary School. National Rail links are provided for at Evesham.

- **Evesham – 4 miles**
- **Broadway – 6.2 miles**
- **Pershore – 9.4 miles**

## Description

The land comprises an extensive former horticultural / agricultural site with areas of glasshouses. There are four existing agricultural buildings on site that would require demolition and clearance, including a more modern steel portal frame workshop. The buildings also provide a former boiler house and there is a well water supply on part of the site feeding a water tower. The topography is relatively flat. Access is currently via the vendors retained properties at 95 and 99 Main Street. An indicative access route is suggested on the plan but access and development area to be agreed with the vendors using a minimal amount of garden land. The site is bounded by mature hedgerows to the east, south and west. A footpath runs along the northern boundary.

## Planning Policy\*

The site is located within the planning jurisdiction of Wychavon District Council. The current adopted Local Plan is the South Worcestershire Development Plan (SWDP) which was adopted in 2016. The Secretary of State has appointed a Planning Inspector to undertake an Independent Examination of the Local Plan. This took place in 2023.

In the South Worcestershire Development Plan (SWDP), the site is not allocated, nor adjacent to allocated areas. However, the site is covered by the several planning policies. In the emerging South Worcestershire Development Plan Review (SWDP), the site is allocated. In the SWDP 63 Housing / Mixed Use Site Allocations September 2022 - under reference

CFS0010, the site with an area of 1.55ha is identified with an indicative housing figure of 28 units. SWDP Review - [LINK](#)

On Wednesday 27 September 2023, following the Regulation 19 consultation in November and December 2022, the south Worcestershire Councils have formally submitted the South Worcestershire Development Plan Review (SWDP) and associated evidence base documents to the Secretary of State for independent examination. The SWDP is currently under examination with various hearings having taken place in September 2025. [LINK](#)

Neighbourhood Plan – The site is located inside of the village boundary covered by the Sedgeberrow Parish Neighbourhood Development Plan which was adopted February 2023. The plan states that the site should be utilised to fulfill any further housing need. In Oct 2019 Parishioners had expressed a preference to allocate any new housing on the redundant horticultural nursery site at Springfield Nurseries off Main Street, as submitted in the SWDP 'Call for Sites', opposed to the green field site on Land off Winchcombe Road. The document further confirms that '*Demolishing the existing structures and redeveloping the site for residential development would provide opportunity to deliver new homes to meet local need and other social, economic and environmental benefits including visual enhancement*'. The plan also confirms that albeit reduced, a site of this size is considered able to achieve up to 24 new dwellinghouses along with the required green infrastructure, community building and associated parking. The landowner, as part of the neighbourhood plan process, has expressed agreement to the provision of land to accommodate a community building and associated parking on part of the site. It is important to note, that whilst the site includes space for a community building and associated parking, the building and any other associated structures would not be provided as part of any development. Pages 29 and 30 confirm the allocation: Housing Policy SB1 allocates the Springfield Nursery site for the delivery of new housing subject to a number of requirements. This allocation has been informed by the most up-to-date evidence base to reflect the preference of the local community with regards to the location of housing to be delivered alongside the scope to enhance facilities within the village, housing type, parking provision and access arrangements. [Sedgeberrow Parish](#)

Neighbourhood Plan It is expected the community building would be 0.5 acres (if required).

5 Year Housing Land Supply – The 5YHLS is estimated at 1.1 years. Statement - [LINK](#)

CIL - The Community Infrastructure Levy (CIL) for Wychavon, has a residential charge of £40 per square meter, subject to indexation.

Affordable Housing - On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable.

## Legal

The site is offered Freehold with Vacant Possession. The sale will be subject to retained access and services rights for the benefit of the vendors and the retained land. The vendors will provide an agreed route of access across the retained land (the minimum required for access only). A ransom strip will be retained along the boundaries and access across any estate road. We are advised that the land also benefits from a right of access across Barn Lane to the east.

## Terms

The site is available for purchase via a Conditional Contract or Option agreement and parties are invited to submit terms in the prescribed Tender Form contained within the Information Pack and main points are as follows:

- Fixed Price Contract (Conditional Contract / Option)
- Premium / Deposit payment(s) to landowner
- Term(s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum Price
- Planning strategy and Timescales for Submission
- Confirmation of payment of landowner's professional fees (agent & legal)

The purchaser to settle Bruton Knowles agents fee of 2%+VAT on completion. Offers should be received by Bruton Knowles by Noon on **Thursday 22<sup>nd</sup> January 2026** via email to William Matthews.

## Viewing & Further Information

Viewings are strictly by prior appointment only with Bruton Knowles. An information pack is available with links to the relevant planning documents.

Subject to Contract – November 2025

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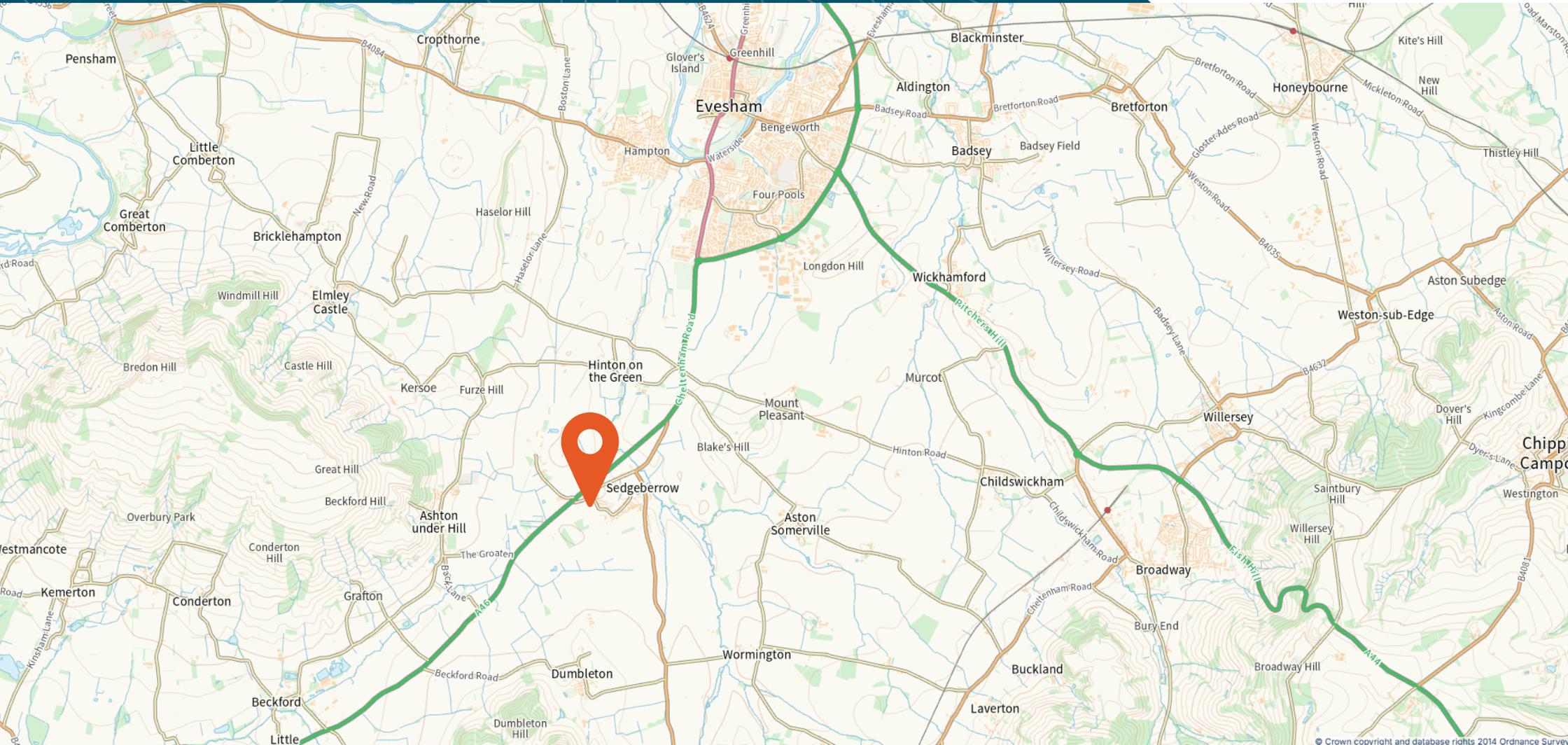
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# Location

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