

# STRATEGIC DEVELOPMENT LAND (STP\*)

## Land on the south side of Badsey Fields Lane, Badsey, Evesham, WR11 7EX



- LOT A - Permission in Principle for up to 9 no. units
- LOT B – Additional land available
- Total plot of 4.64 Acres



This image is for indicative purposes

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## LOCATION

The subject site is located on the south-western edge of Badsey, a large village situated roughly 1.2 miles east of Evesham in the Wychavon district of Worcestershire. The site fronts the southern side of Badsey Fields Lane and sits a short walk west of the junction with Bretforton Road, one of the main approaches into the village.

Badsey is a traditional market-garden settlement characterised by a mix of Victorian terraces, post-war estates and more recent infill housing. Everyday amenities including a shop, primary school, community club, church and two public houses are located in the village, within 0.5 miles of the site. Evesham offers a further range of amenities and transport connections, with rail links to Worcester and Oxford in addition to well-connected bus routes.

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## DESCRIPTION

The site extends to a total of 4.64 acres (1.88 ha) of agricultural land located immediately east of the ribbon housing along Badsey Fields Lane on the eastern edge of Badsey. The parcel is predominantly flat and currently presents as open grassland bordered by low hedgerows, with no built structures on the land itself. The site is bordered by open arable fields to the east and south, while detached and semi-detached dwellings front Badsey Fields Lane to the west.

The site is offered in Lots which includes c.2.45 acres immediately accessed off Badsey Fields Lane to the north (Lot A) and the remaining land which is shaded blue on the front page. Offers for part and the whole will be considered, with exact boundaries to be confirmed.

## PLANNING POLICY

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, with adoption expected in late 2026. Until then the 2016 SWDP and the neighbourhood plan remain the principal policy documents.

The subject site is located outside any national landscape, flood-risk or heritage designations.

### Strategic Housing & Employment Land Availability Assessment (SHELAA)

The parcel was assessed in Wychavon's 2022 Strategic Housing and Economic Land Availability Assessment as site CFS0126 (1.46 ha). It was classed as technically deliverable and therefore "ruled in" to the SHELAA, but it was not carried forward as a preferred allocation because officers considered that extending development behind the established frontage on Badsey Fields Lane would harm the village's linear character.

### 5 Year Housing Land Supply

The most recent Wychavon Five-Year Housing Land Supply (January 2025) shows that Wychavon can demonstrate approximately 2.3 years of deliverable housing land.

## PLANNING APPLICATION

The site benefits from the following Permission in Principle:

- **W/24/02121/PIP** - Permission in principle for up to 9 open market dwellings. *Approved on 10<sup>th</sup> March 2025.*

Link to PIP application - [W/24/02121/PIP](https://www.wychavon.gov.uk/planning/permissions-in-principle/W/24/02121/PIP)

## LEGAL

The site is registered under the Freehold Title WR77179. There is also an additional strip of land at the front of the site that is now included in the Title (formerly under Title WR217347).

Rights are to be retained through to Lot B via Lot A.

## VAT

The site is not currently registered for VAT; however, the landowner retains the right to opt to tax.

## TERMS & OFFERS

Offers are invited for the following:

- **Lot A** - (land with benefit of PIP)
- **Lot B** – wider strategic land
- **Lots A & B**

Offers are invited for conditional contracts, option agreements and promotion agreements. Alternatively, the landowner may consider offers on a freehold (+ uplift) basis.

Parties are invited to submit terms as follows:

- Confirmation of which Lot(s) the offer refers to)
- Type of agreement (conditional contract/option/promotion agreement) or freehold purchase
- Percentage - discount/share of proceeds
- Premium payment(s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

Offers should be received by Bruton Knowles by Noon on **Thursday 26<sup>th</sup> February 2026** via email to Jack Mouldsdale – [Jack.mouldsdale@brutonknowles.co.uk](mailto:Jack.mouldsdale@brutonknowles.co.uk)

## VIEWINGS

Viewings are strictly by prior appointment only with Bruton Knowles.

## SUBJECT TO CONTRACT – JANUARY 2026

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## CONTACT:

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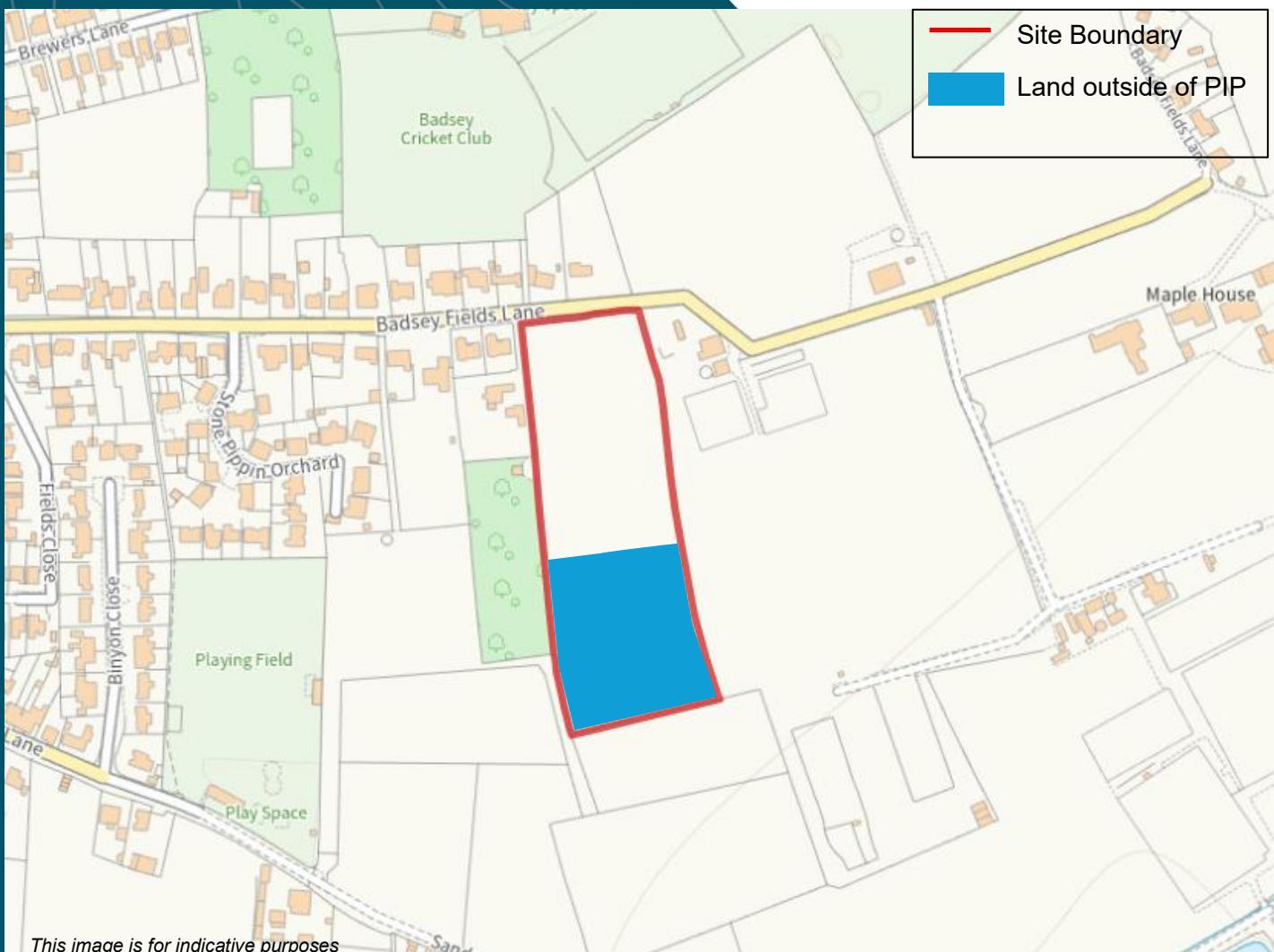
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