

STRATEGIC LAND

5.00 acres (2.02 ha)

Walkers Lane, Whittington, Worcestershire, WR5 2RD



**BRUTON
KNOWLES**



Plan is indicative and not to scale.

Code 12356

brutonknowles.co.uk

STRATEGIC DEVELOPMENT OPPORTUNITY

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Location

The site is located in the village of Whittington, Worcester close to Junction 7 of the M5 motorway. The village itself benefits from a Primary School, Community Hall, and public house, with wider amenity provided immediately to the north around Worcester. The site is well connected with J7 of the M5 within circa 0.8 miles to the south and the A4440 bordering the site to the north west and west, with access provided via Walkers Lane.

- **Worcester City Centre – 3 miles**
- **Worcestershire Parkway Railway Station – 2.2 miles**
- **M5 Junction 7 – 0.8 miles**

Description

The site extends to approximately 5.00 acres (2.02 hectares) and is accessed via Walkers Lane to the north east. It borders Swinesherd Way to the north, residential dwellings along the eastern boundary, mature trees to the south and Whittington Road (A4440) to the west, that provides connectivity leading to Worcester City centre.

The site is registered under the wider Freehold Titles WR156658 and WR202844.

Existing National Grid Infrastructure HV (132KV) overhead power lines traverse part of the northern section of the site. We understand that they would require a 30m stand-off which partially encroaches the northern section of the site. These lines are held by a wayleave agreement and could be terminated.

A vehicular right of way is to be retained to 'Grange Cottage' to the north east of the site. Access to the retained land to the south is to be reserved through the site.

Planning

The subject site is situated within the planning jurisdiction of Wychavon District Council. Planning Policy is covered by the South Worcestershire Development Plan (SWDP). The latest review of the SWDP was submitted to the Secretary of State for independent examination in September 2023.

The site was included within the SHELA submission for the SWDP review in 2022. The site is referred to as 'Land off Walkers Lane', ref: CFS0123. Whittington

A new footpath bridge has been erected over Swinesherd Way approximately 0.3 miles to the north of the site. This provides a pedestrian linkage from the nearby Persimmon Homes development out onto Spetchley Road, where there are schools, a pub and Waitrose supermarket.

The site is not located within a Conservation Area, Area of Outstanding Natural Beauty (AONB), nor the Green Belt, however the site is located within a designated 'Significant Gap'. The principal function of a Significant Gap is to keep land open (not necessarily free from development) in order to prevent coalescence and to provide appropriate settings for settlements.

We feel the site would be suited to the following uses subject to gaining the relevant planning consents:

- Care home facilities
- Hotel
- Roadside uses
- Residential development

Viewing

Viewings are strictly by prior appointment only with Bruton Knowles, however, the site can be viewed at the northern boundary via Walkers Lane, accessed from the north.

TERMS

Offers are invited on a Conditional, 'Subject to Planning' or Promotion Agreement basis. Please specify the following when submitting an offer:

- Premium - deductible, but non returnable
- Conditional Price, or Promoter Fee and percentage of Sale Proceeds to be returned to landowners
- Duration of term(s)
- Minimum Price
- Planning Strategy
- Confirmation that landowners reasonable legal and agent fees will be met.

Offers to be sent to Harry Breakwell:
harry.breakwell@brutonknowles.co.uk

Subject to Contract – January 2026

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Contact:

Harry Breakwell BSc (Hons) MSc MRICS

Partner

T: 07825 842626

E: harry.breakwell@brutonknowles.co.uk

Jack Mouldsdale BSc (Hons) MRICS

Senior Surveyor

T: 07395 887390

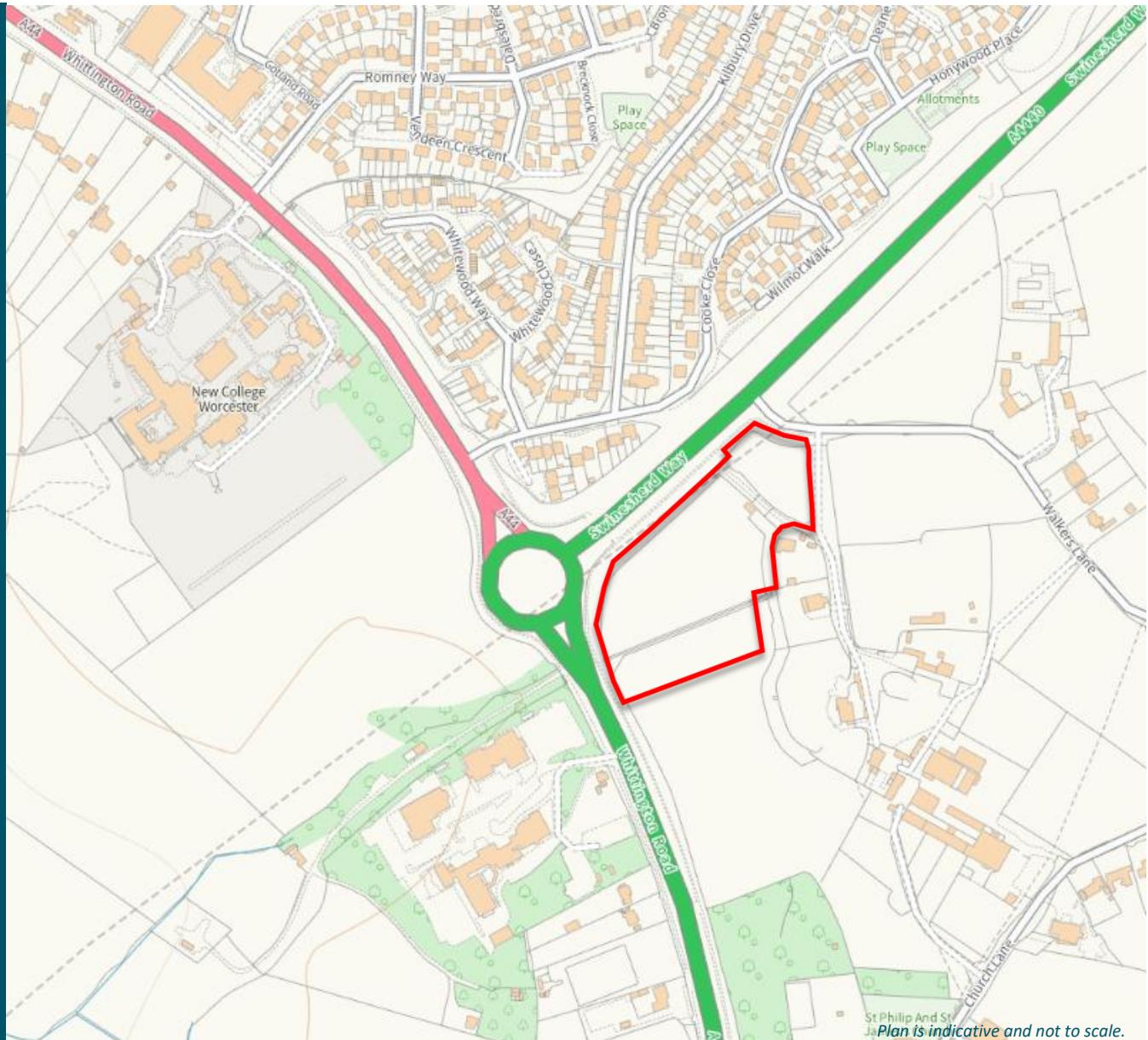
E: harry.breakwell@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4NF

T: 01452 880000

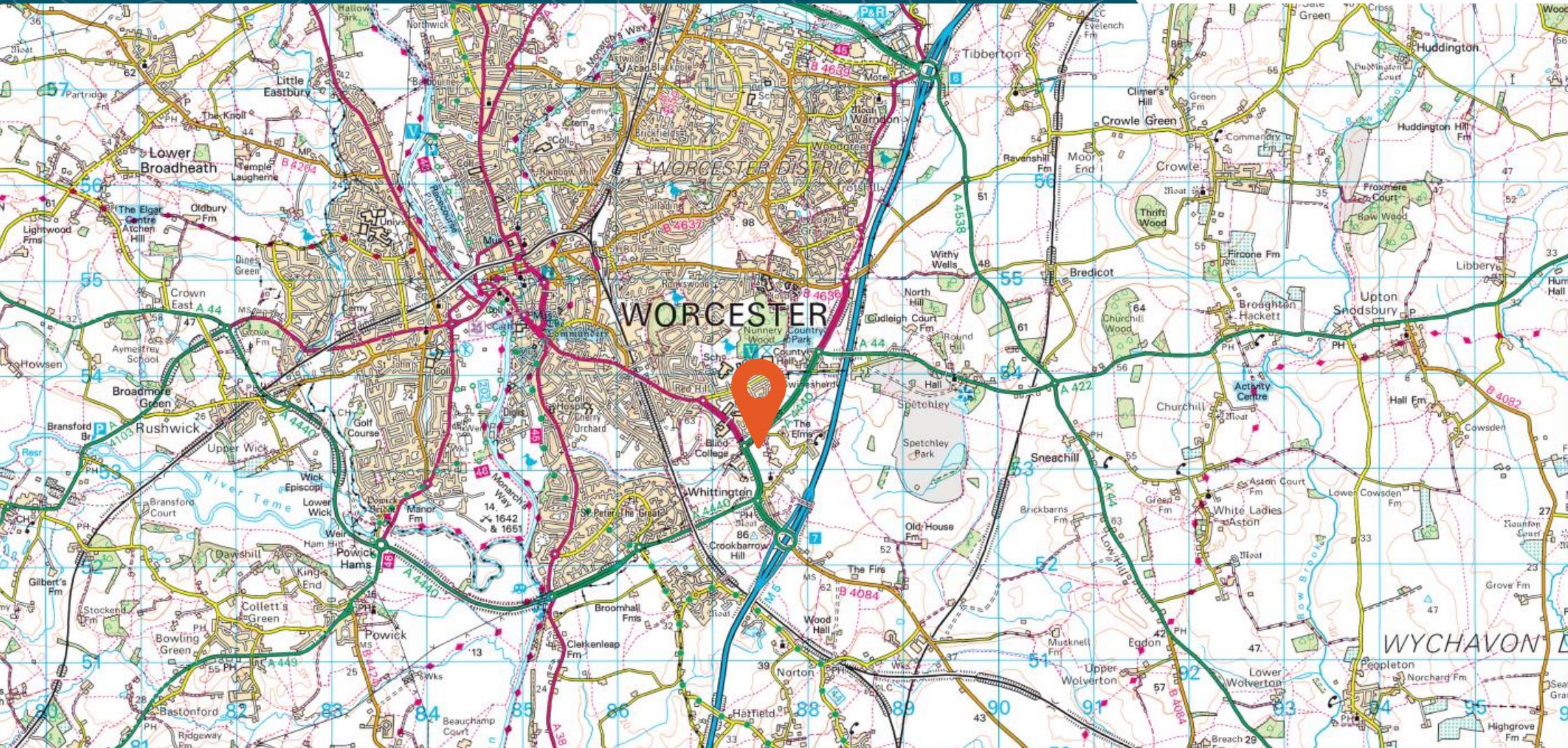
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been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