

STRATEGIC LAND

Land west of the A422, Inkberrow, Worcestershire – approx. up to 4.00 acres



Plan is for indicative use only

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LOCATION (WR7 4EX)

The subject site is located in Inkberrow, a village in eastern Worcestershire. Inkberrow offers a range of amenities to include a public house, post office, convenience store, doctors surgery, Parish Church, primary school, sports pavillion with tennis club and football club. Further amenities to include retail and leisure facilities, restaurants and bars can be found in the nearby city of Worcester, some 13 miles west of the site.

The settlement is well connected, with the A422 running directly through the village providing direct links to Worcester in the west to Alcester in the east and then onto Stratford-upon-Avon via the A46. Mainline railway services are provided at Pershore and Worcester Parkway. Inkberrow is served by regular bus services providing links to Redditch and Worcester.

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DESCRIPTION

The site comprises paddock land and extends to approximately 3.52 acres (1.42 hectares). Immediately adjoining the site to the north is the dormer bungalow known as 'Chastyn'. Beyond the northern and eastern boundaries are a number of detached residential dwellings fronting the A422. To the south of the site is agricultural land associated with Littleworth Farm and to the west of the site are a number of paddocks, with a large copse bordering the north western corner. The site has a gently sloping topography which rises up towards the western boundary.

Access

Access to the site is provided via a gateway off the driveway that serves 'Chastyn'.

Chastyn – the bungalow

The bungalow, 'Chastyn', shaded blue on the front page, is also within the same landownership and could be included if required by parties. 'Chastyn' is a dormer bungalow which sits in an elevated position, set back from the A4222 adjoining the main site. The property sits within a site area of approximately 0.48 acres (0.19 ha) which includes gardens to the front and rear as well as a driveway running along the southern boundary from the A422.

The site is not located within the Green Belt nor is it within an Area of Outstanding Natural Beauty (AONB). The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1, the lowest risk of flooding.

PLANNING

The site is located within the planning jurisdiction of Wychavon District Council. Planning Policy is currently covered by the South Worcestershire Development Plan (2006-2030) which was adopted in February 2016. The Council are currently in the process of reviewing the Development Plan which will set out the planning framework for the Malvern Hills District, Worcester City and Wychavon District for the period to 2041.

In September 2023, following the Regulation 19 consultation the South Worcestershire Councils have formally submitted the South Worcestershire Development Plan Review and associated evidence-based documents to the Secretary of State for independent examination. The revised SWDP is anticipated to be adopted in Spring 2026.

Inkberrow & Settlement Boundary

As per policy, Inkberrow is classified as a 'Category 1' village in the Hierarchy of Settlements.

Part of the site (nearest to the A422) is situated within the Settlement Boundary for Inkberrow which significantly enhances its prospects for development.

5 Year Housing Land Supply (5YHLS)

In light of the NPPF amendments, the South Worcestershire Councils (SWCs; namely Malvern Hills District Council, Worcester City Council and Wychavon District Council) prepared an addendum to the Worcestershire Five Year Housing Land Supply (January 2025) which sets out that the 5YHLS calculations at 1 April 2024 are 2.06 years for Malvern Hills, 2.37 years for Worcester City and 1.10 years for Wychavon.

SERVICES

Parties are advised to make their own investigations as to service locations, capacities and connection costs.

LEGAL INFORMATION

The site is registered under the Freehold Titles WR66242 and WR125361. 'Chastyn' is registered under the Freehold Title WR168340.

VAT

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

TERMS

Offers are invited for conditional contracts, option agreements and promotion agreements. Alternatively, the landowner may consider offers on a freehold (+ uplift) basis. Type of agreement (Option/Promotion/Conditional Contract).

Parties are invited to submit terms as follows:

- Type of agreement (i.e. 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 sent to Bruton Knowles by **Noon on Thursday 5th March 2026** via email to Jack Mouldsdale:

jack.mouldsdale@brutonknowles.co.uk

Parties are also invited to submit separate/combined terms for the bungalow, 'Chastyn' along with proposals for the main site.

VIEWINGS

The site can be viewed from the pavement on the A422, however on-site viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – JANUARY 2026

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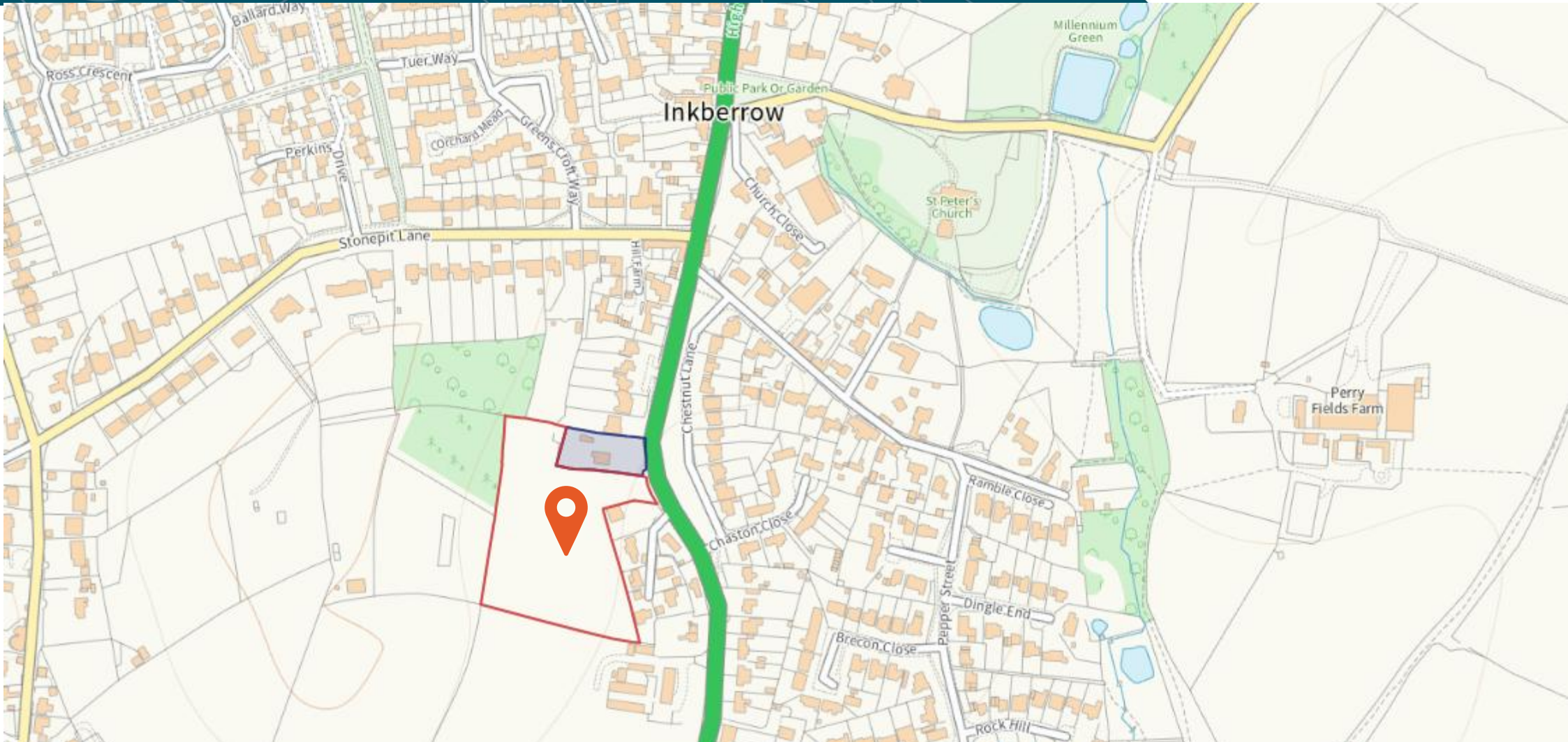
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