

FOR SALE

LOT A – Land with outline permission for up to 45 no. dwellings

LOT B – Land with an outline application submitted for up to 45 no. dwellings

Land off the B4084, Drakes Broughton, Worcestershire, WR10 2AQ



BRUTON KNOWLES



Plan is for indicative purposes only

FOR SALE BY INFORMAL TENDER

brutonknowles.co.uk

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LOCATION

The site is located off the B4084 on the southern edge of the village of Drakes Broughton. Drakes Broughton is a village in Worcestershire approximately 2 miles north west of the market town of Pershore and 7 miles south east of the cathedral city of Worcester. The site is conveniently located within close proximity of major road networks to include the A44 Evesham Road and the B4084, providing direct links to the nearby towns of Pershore and Evesham. Junction 7 of the M5 motorway is within easy distance of the site situated some 4.4 miles west connecting the site to Gloucester and Birmingham.

NEARBY FACILITIES

The village of Drakes Broughton offers a range of amenities to include a Public House, first & middle school, a convenience store, post office and village hall. Further amenities to include retail and leisure facilities, schools and restaurants can be found in Pershore and Evesham along with Worcestershire Parkway Train Station some 3 miles away from the site. The X50 bus route provides regular services connecting Evesham, Pershore, Drakes Broughton and Worcester.

- Pershore Town Centre – 2.8 miles
- Worcester City Centre – 7.2 miles
- Evesham Town Centre – 9.7 miles
- Worcestershire Parkway Train Station – 3.3 miles



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DESCRIPTION

LOT A extends to approximately 6.75 acres* and comprises a grass field with hedgerows and tree planting along the boundaries. In terms of topography, the site is relatively flat with a gradual decline from the north west corner to the south east corner. The site is bound to the north by residential dwellings, to the east by the remainder of the field within the same ownership. To the west of the site is the B4084, along which are a number of residential dwellings. The site currently has a field gate providing access to the site off the B4084.

LOT B extends to approximately 6.49 acres* (including the access road) and currently consists of an open parcel of grassland. The application site is characterised as grazing land situated on the southern edge of a large village. The site has road frontage to Brickyard Lane, but will be accessed via Phase 1 which is served off the B4084. Existing residential properties adjoin the site to the north and east with mature hedgerows bordering the majority of the site.

**the areas are based on each planning application boundary. The site ownership extends to c.13.40 acres (5.36 ha).*

PLANNING

The site falls within the administrative area of Wychavon District Council. The following application has been submitted and approved for Lot A:

- **W/24/01485/OUT** - Outline planning application with all matters reserved, except for access, for up to 45 no. dwellings, including 18 no. affordable dwellings and associated works. – *Planning approved on the 9th February 2026.*

The following application has been submitted for Lot B as follows:

- **W/26/00171/OUT** - Outline planning application with all matters reserved, except for access, for up to 45 no. dwellings, including 18 no. affordable dwellings and associated works. *Application validated on the 12th February 2026.*

PROPOSED SCHEME

LOT A

The proposed development comprises a scheme of up to 45 no. dwellings. The permission is in outline form, with appearance, scale, layout and landscaping to be reserved for future consideration. The access however, is detailed within the outline application and is proposed to be taken directly off the B4084 (Worcester Road) on the western boundary of the site, whereby a

section of existing hedgerow is proposed to be removed to allow for the new site access.

Although in outline form, an accommodation schedule has been provided with the application. The proposed mix comprises 27 no. open market and 18 no. affordable dwellings (40%). The layout proposes a mix of semi-detached and detached, 2-storey dwellings with parking spaces meeting the parking requirements. All open market 3-bedroom dwellings have single garages and 4-bedroom dwellings have double garages.

There is a pedestrian link in the northern corner of the site to an existing PROW which runs parallel with the northern boundary.

LOT B

Lot B forms Phase 2 of a wider scheme, with the consented Phase 1 (W/24/01485/OUT) to the west. The application has recently been submitted (validation 12th February 2026). The proposed scheme provides for 27 no. open market and 18 no. affordable dwellings. The site access is located along the western boundary through the consented Phase 1 layout. The key spine road runs east across the site, curving south along the edge of the public open space and looping back on itself.

SERVICES

Parties are to make their own enquiries as to the availability of services and we have not made any investigations in this regard.

The developer is to provide an allowance for service connection points to the boundary of Phase 1, with sufficient capacity to serve a potential Phase 2 development.

ECOLOGY

A Preliminary Ecological Appraisal has been undertaken by Brindle and Green to take into consideration the ecological impact the proposed development might have on Lot A. Any purchaser of the site will need to provide off setting units which will be obtainable by purchase from a nearby habitat bank in the separate ownership of a company associated with the landowner, or other offsite habitats as acceptable to the LPA.

SECTION 106 (S.106) AGREEMENT

The S.106 has been signed as of 4th February 2026 for Lot A, with the following terms stated:

- **Education (Early Years)** - £115,565
- **Education (First School)** - £231,130
- **Affordable Housing** – 40% (70% Social Rent and 30% Affordable Home Ownership)
- **Healthcare** - £28,800

- **Built Sports Contribution** - £32,105 towards Pershore Leisure Centre
- **Formal Sports Contribution** – Between £41,742 and £104,490 towards enhancing the pitch facilities in Drakes Broughton
- **BNG Monitoring Contribution** - £5,448 in relation to the monitoring of the implementation of the BNG plan.
- **BNG** – off-site BNG provision

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The proposed development may attract Community Infrastructure Levy. We note from Wychavon District Council's Charging Schedule that the CIL rate for 'Residential – all other areas' for 'Wychavon' is £40/sqm (plus indexation).

LEGAL INFORMATION

The purchaser is to contribute £10,000 + VAT towards the vendor's abortive legal fees. An undertaking will be required upon agreement of Heads of Terms. The purchaser is to contribute £10,000 + VAT towards Bruton Knowles fee for Lot B only.

VAT

The landowner retains the ability to opt to tax.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email: jack.mouldsdale@brutonknowles.co.uk

VIEWING

Viewing of the sites is by appointment only with Bruton Knowles

METHOD OF SALE & TERMS

The sites are offered for sale by way of informal tender. Offers are invited on the following basis:

- **LOT A** – unconditional offers
- **LOT B** – unconditional and conditional (STP) offers

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 Tuesday 12th May 2026.**

Offers should be sent via email to Harry Breakwell - Harry.breakwell@brutonknowles.co.uk.

SUBJECT TO CONTRACT – MARCH 2026

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CONTACT:

Harry Breakwell BSc(Hons) MSc

MRICS

T: 07825 842626

E: harry.Breakwell@brutonknowles.co.uk

Jack Mouldsdales BSc(Hons) MRICS

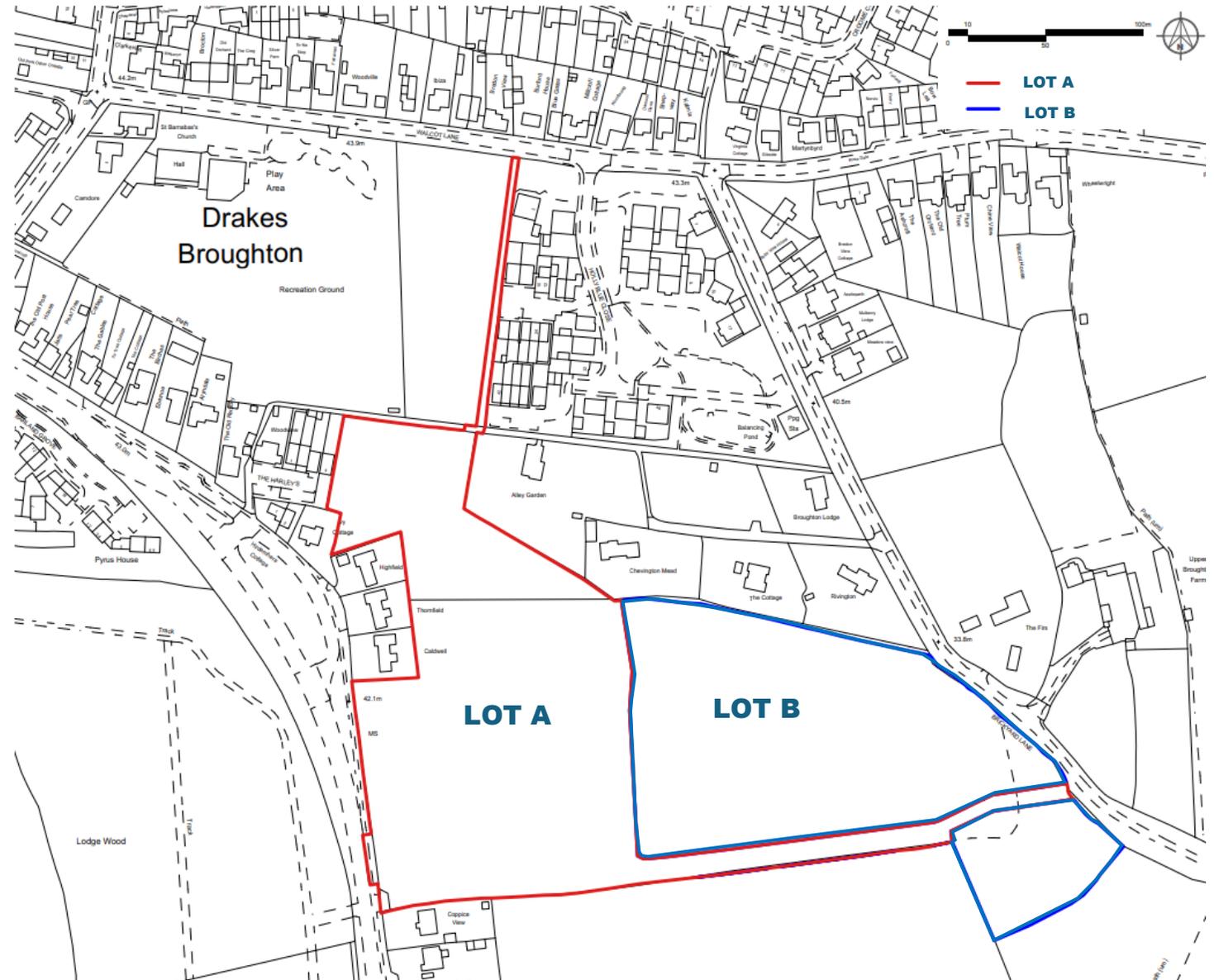
T: 07395 887390

E: jack.mouldsdales@brutonknowles.co.uk

GLOUCESTER OFFICE:

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

T: 01452 880000



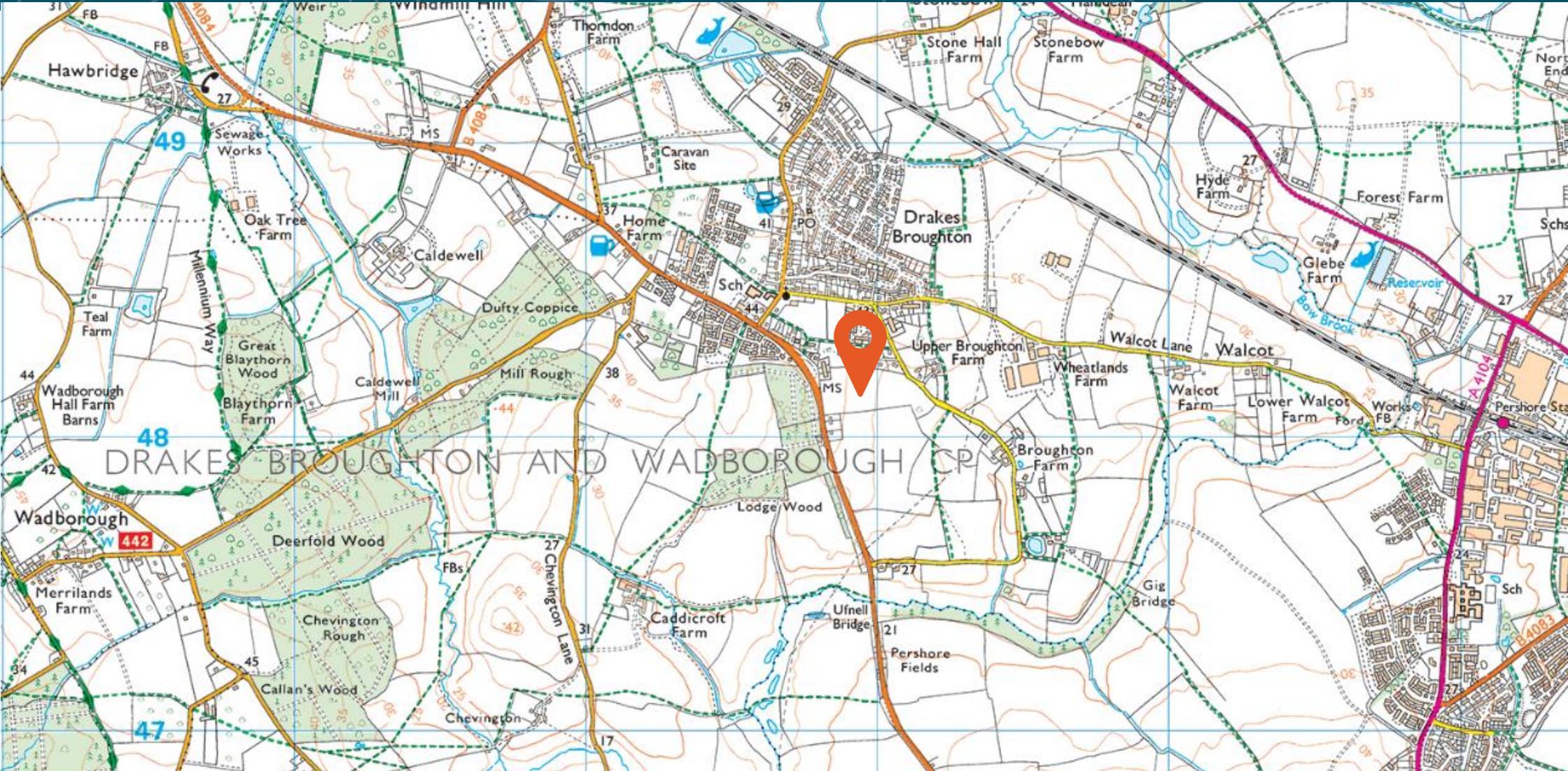
FOR SALE

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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.

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