

Development Land for Sale or Promotion

Land off Hams Way, Rushwick, Worcester, WR2 5SJ



17.5 acres approximately

Part of Rushwick Expanded Settlement (RES) allocation

Employment Land opportunity



Development Land for Sale or Promotion - Red edging is for indicative purposes only

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Location

The Land is located to the west of Worcester, south of Rushwick village, directly adjacent to but south of the junction of the A4440 Hams Way and Upper Wick Lane. It bounds Hams Way to the east, arable land to the south, and playing fields to the west. It is located approximately 1.5 miles from the centre of Worcester, where both Worcester Foregate Street and Worcester Shrub Hill train stations are located. Hams Way provides access to Cheltenham and the Malvern Hills to the south, and Birmingham to the north via the M5.

Description

The Land is generally flat and comprises approximately 17.5 acres of arable land bound by mature trees and hedgerows. It is currently accessed from the northwest corner through a single gate off Upper Wick Lane.

Development Opportunity & Planning

The Land is included within the Adopted South Worcestershire Development Plan Review ([South Worcestershire Development Plan Review 2021 – 2041 - South Worcestershire Development Plan](#)) as a strategic allocation forming part of an 83.29-hectare site at Rushwick (SWDPR 56):

Land within the strategic allocation at Rushwick will be developed to deliver approximately 1,000 new dwellings within the Plan period, provide at least 5 hectares of employment land, a new railway station, a new primary school, retail and supporting services and other community facilities. See page 188 of the South Worcestershire Development Plan Review for an indicative concept plan. The Vendor supported the proposed allocation throughout the development of the SWDPR, entering into a Statement of Common Ground on 12 February 2025 stating that it will work with the South Worcestershire Councils and the other landowners on delivering the proposed expansion of Rushwick. Any future landowner is expected to comply with the stated objectives of RES and work with the South Worcestershire Councils and third-party landowners.

Services

Main services are all believed to be within the vicinity of the Land. Interested parties are to undertake their own investigations in this regard. No tests have been carried out to verify the information.

Tenure

Freehold forming part of Land Registry Titles HW121305 and WR4423. Vacant possession will be provided upon completion.

Rights of Way, Wayleaves and Easements

The Land is sold subject to, and with the benefit of, all rights of way, easements, wayleaves and rights of access.

Retained Land for Access

The precise alignment of any access from Hams Way roundabout into the wider RES is currently unknown. It is possible that it will cross the northern part of the Land in the area indicatively shown hatched red on the plan below.

The Vendor can either exclude this part of the Land from a sale and/or require the Purchaser or Promoter to construct a development access into both the Land and the wider RES.

Method of Sale

The Vendor is seeking offers for the freehold interest on an unconditional or conditional basis with overage provisions. Alternatively, terms for an Option or Promotion Agreement will also be considered.

Offers are to be submitted by **Noon on Friday 26 June 2026** using the bidding proforma available in the Data Room. Offers should include the following information as a minimum:

Unconditional/Conditional bids

- Financial offer
- Details of proposed scheme
- Overage percentage
- Financial position
- Status of offer
- Timescales
- Deposit
- Conditionality and due diligence

Option or Promotion Agreement

- Type of agreement (option or promotion)
- Discount to Market Value or share of proceeds
- Outline terms
- Planning strategy
- Premium payment(s) to landowner

- Promotion cost cap
- Minimum price per gross acre
- Contribution to landowner fees

All offers must include both a planning strategy and statement confirming that you will cooperate and positively engage with the South Worcestershire Councils and the other RES landowners to ensure that an adequate access into the wider RES is facilitated or provided. Using the proforma, please provide an indicative plan showing your proposed access with dimensions into the Land and the wider RES with a full explanation and the assumptions made.

Data Room

Please contact julie.mills@brutonknowles.co.uk for access to the Data Room which includes the following information: -

- Title HW121305 & WR4423
- Planning Information
- Preliminary Ecological Appraisal August 2025
- Mineral Resource Assessment January 2021

VAT

The Land is not opted to tax.

Viewing

The Land can be viewed from the public highway, public right of way on the southern boundary, and adjacent recreation ground. Should interested parties wish to walk the Land, arrangements must be made with Bruton Knowles. All viewings are made at your own risk.

Overage

The Land will be sold subject to an overage provision reserving to the Vendor a % share of any increase in value arising from development for a period of 30 years from completion of the sale. Please see bid proforma for additional details.

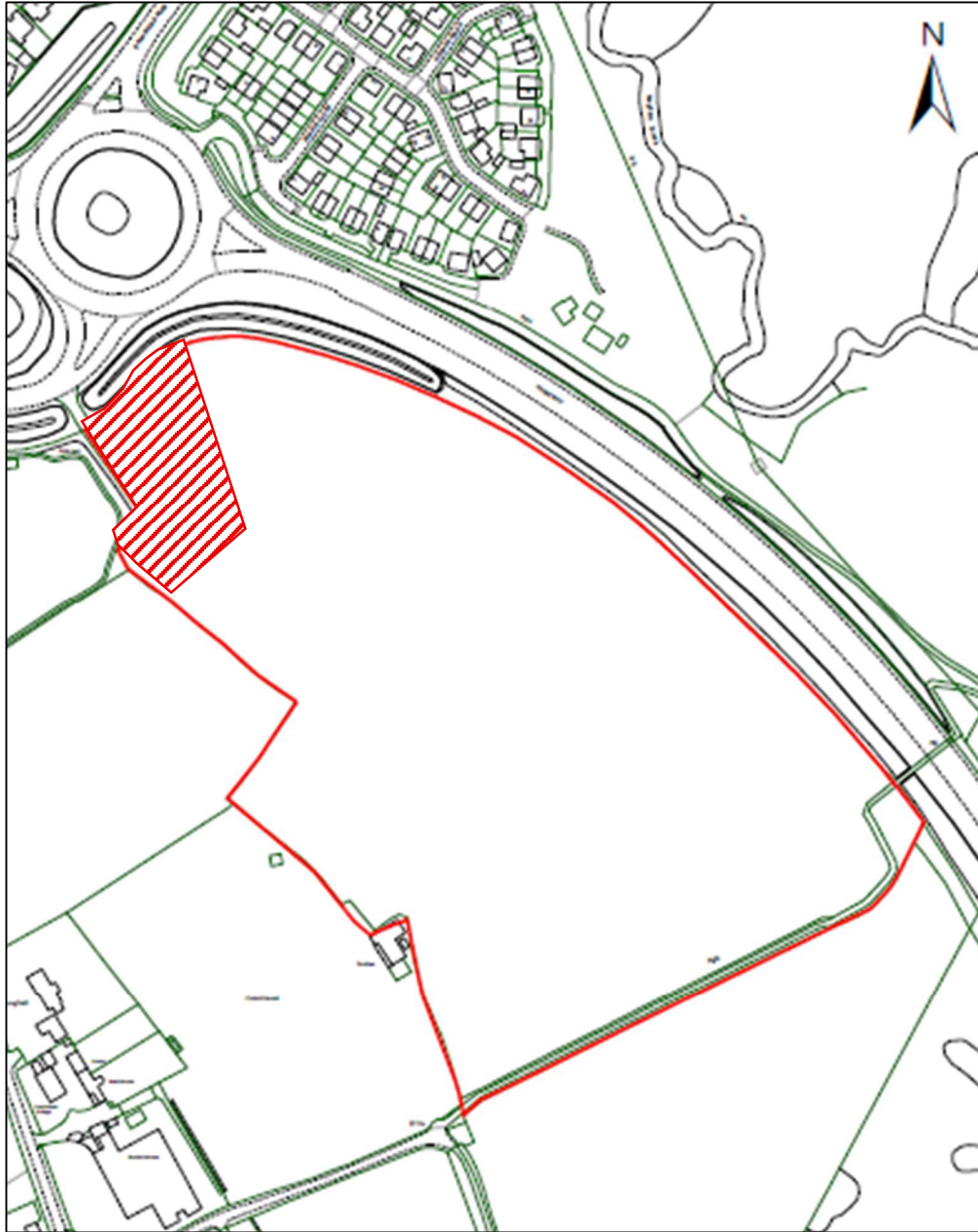
Costs

Each party is to incur their own legal fees in relation to this transaction

Subject to Contract - May 2026

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Route of Indicative Access into RES



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what3words

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Contact:

Ian Mercer

Partner

T: 07803 022355

E: Ian.Mercer@brutonknowles.co.uk

Sam Brown

Surveyor

T: 07736 043896

E: Sam.Brown@brutonknowles.co.uk

Archie Ward

Surveyor

T: 07483 600815

E: Archie.Ward@brutonknowles.co.uk

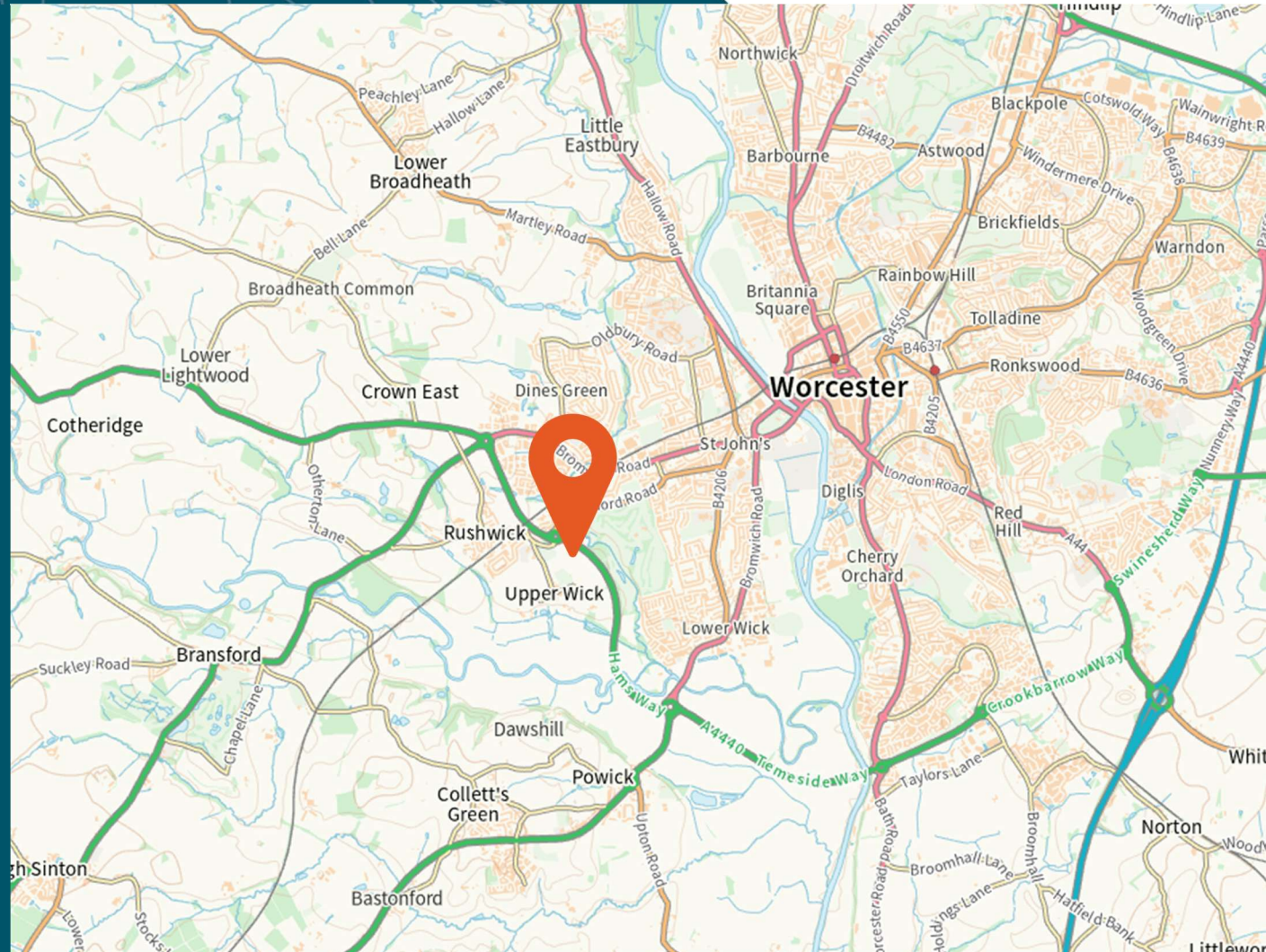
Birmingham office:

60 Church St

Birmingham

B3 2DJ

T: 0121 200 1100



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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