

FOR SALE **A Unique Town Centre Opportunity**

Land and Buildings at Moorfield Road, Alcester, Warwickshire, B49 5DA



- 1.68 acres (0.68 hectares)
- Town centre location
- Flood Zone 3

For Sale | (Indicative Site Plan Above)

brutonknowles.co.uk

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Location

The Property is located in the town of Alcester, a market town in Warwickshire of predominantly residential with some industrial uses to the north. The town benefits from various amenities including shops, public houses, leisure and sports centres/clubs, restaurants, schools, and places of worship.

The A435 directly abuts the western edge of the settlement providing access north to Redditch, and thereafter to Birmingham, and south to Evesham and thereafter to Cheltenham and the Cotswolds. There are several bus stops in the town serving the surrounding area; there is no train station.

The Property is in a residential location in the centre of the town, with residential properties on three sides and Alcester Tennis Club to the south.

Description

The Property is unregistered (currently subject to voluntary first registration) and includes a single-storey school building of red brick construction under a mix of pitched clay tiled and flat metal roofs.

The Property has been vacant for several years and is in a state of significant disrepair. Externally, the Property has been fitted with metal and wooden security barriers on the doors and windows to prevent trespass and further internal damage. It is understood that the building also contains asbestos that would require remediation, and potential demolition.

Externally the Property benefits from generous tarmac-surfaced parking provision, and the site boundary is a mix of wooden and metal fencing.

Accommodation

The building measures approximately 978 sq m / 10,527 sq ft (Gross Internal Area (GIA)). The total land for sale extends to approximately 0.68 hectares (1.68 acres).

Floor areas are approximate only and interested parties should make their own enquiries.

Access

Access to the Property is via two double gateways off Moorfield Road on the eastern boundary, with a one-way system denoted on the tarmac surface, with one gate previously used for ingress and the other for egress.

Flooding

The Property is entirely within Flood Zone 3. A copy of a Flood Scoping Study commissioned by the vendor is available in the data room for information purposes only.

VAT

The Property has not been opted to tax for VAT purposes.

Services

We understand that services are available in the vicinity of the Property. Purchasers are to undertake their own investigations in this regard. No tests have been carried out to verify the information.

Tenure

The Property is offered Freehold with vacant possession.

Planning

The Property lies within the planning jurisdiction of Stratford on Avon District Council where planning decisions are guided by the Stratford upon Avon District Core Strategy 2016, 'running' from 2011-2031, as well as the Alcester Neighbourhood Development Plan 2021 'running' across the same period.

The Property is within a Conservation Area. The Stratford on Avon District Core Strategy 2016, states that infill and redevelopment proposals on such land should be sensitive to the character of the area.

The Property was put forward in the call for sites exercise for the South Warwickshire Local Plan which is currently being prepared. The Property was however 'sifted out' at the Housing and Economic Land Availability Assessment (HELAA) Part A due to scoring a red RAG rating reflecting an absolute constraint that cannot be mitigated due to a high risk of flooding (Flood Zone 2/3).

Method of Sale

The Property is offered for sale by Informal Tender with offers to be received by 5:00pm on 11 September 2026 to sam.brown@brutonknowles.co.uk using the proforma found in the data room.

Guide Price

Offers are invited over £100,000.

Energy Performance Certificate

No valid EPC certificate is currently available.

Legal

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

Overage and Uplift

The Landowner will require the retention of an uplift of 70% of any increase in price where the property is sold undeveloped or unaltered within 36 months from the date of completion.

The Landowner also requires retention of a 30% overage where a change of use for anything other than existing use results in an enhanced value net of planning costs for a period of 50 years.

Viewing

Internal viewing of the building is not possible due to the presence of asbestos (photographs are provided in the Data Room). Viewing days will be held throughout the marketing period and are strictly by appointment with Bruton Knowles.

Data Room

For access to the Data Room which contains additional information about the Property, please contact Julie.Mills@brutonknowles.co.uk.

Subject to Contract – July 2026

FOR SALE **A Unique Town Centre Opportunity**

Land and Buildings at Moorfield Road, Alcester, Warwickshire, B49 5DF



Contact:

Sam Brown

Surveyor

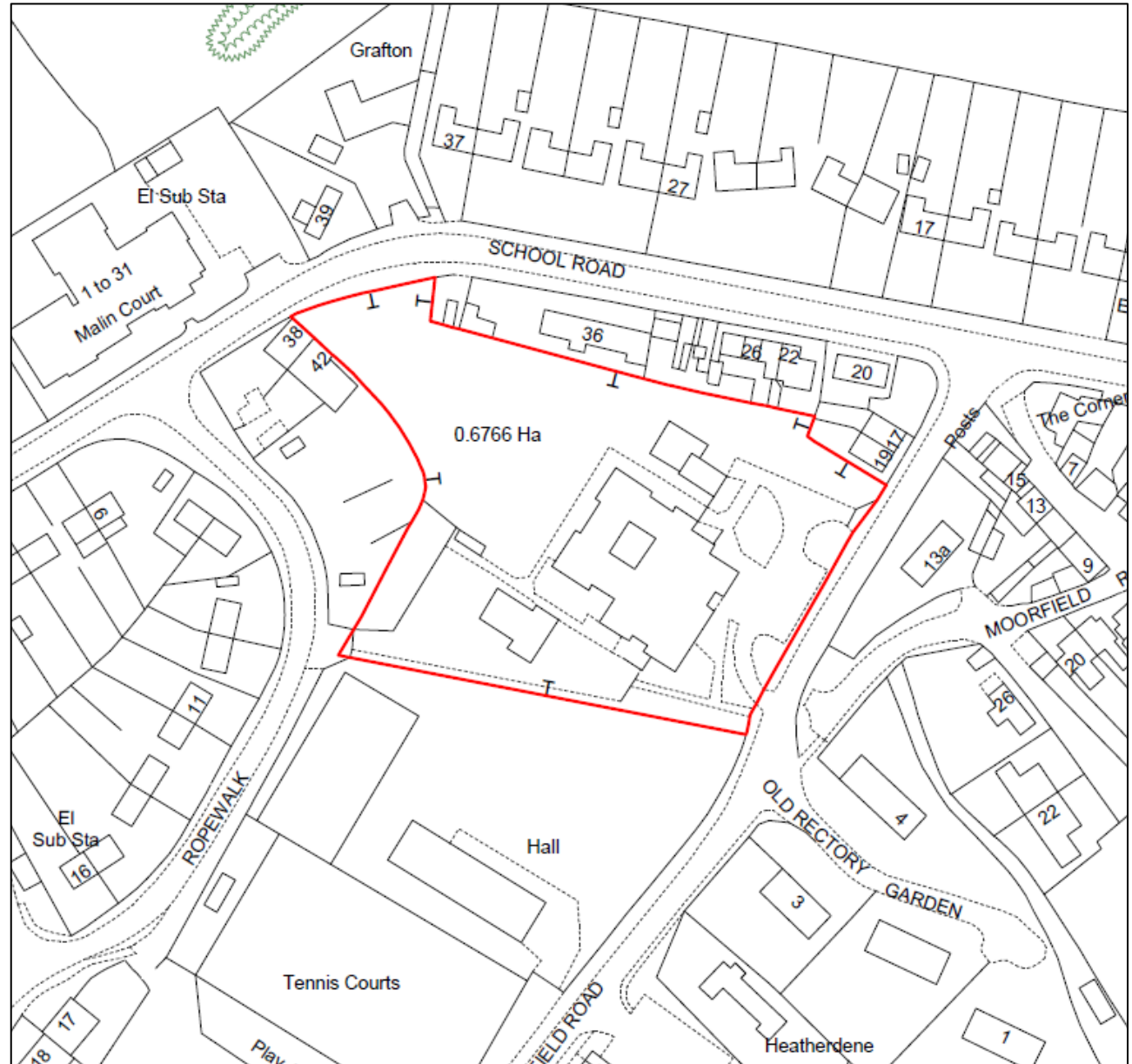
T: 07736 043896

E: Sam.Brown@brutonknowles.co.uk

Birmingham Office:

60 Church Street,
Birmingham, B3 2DJ

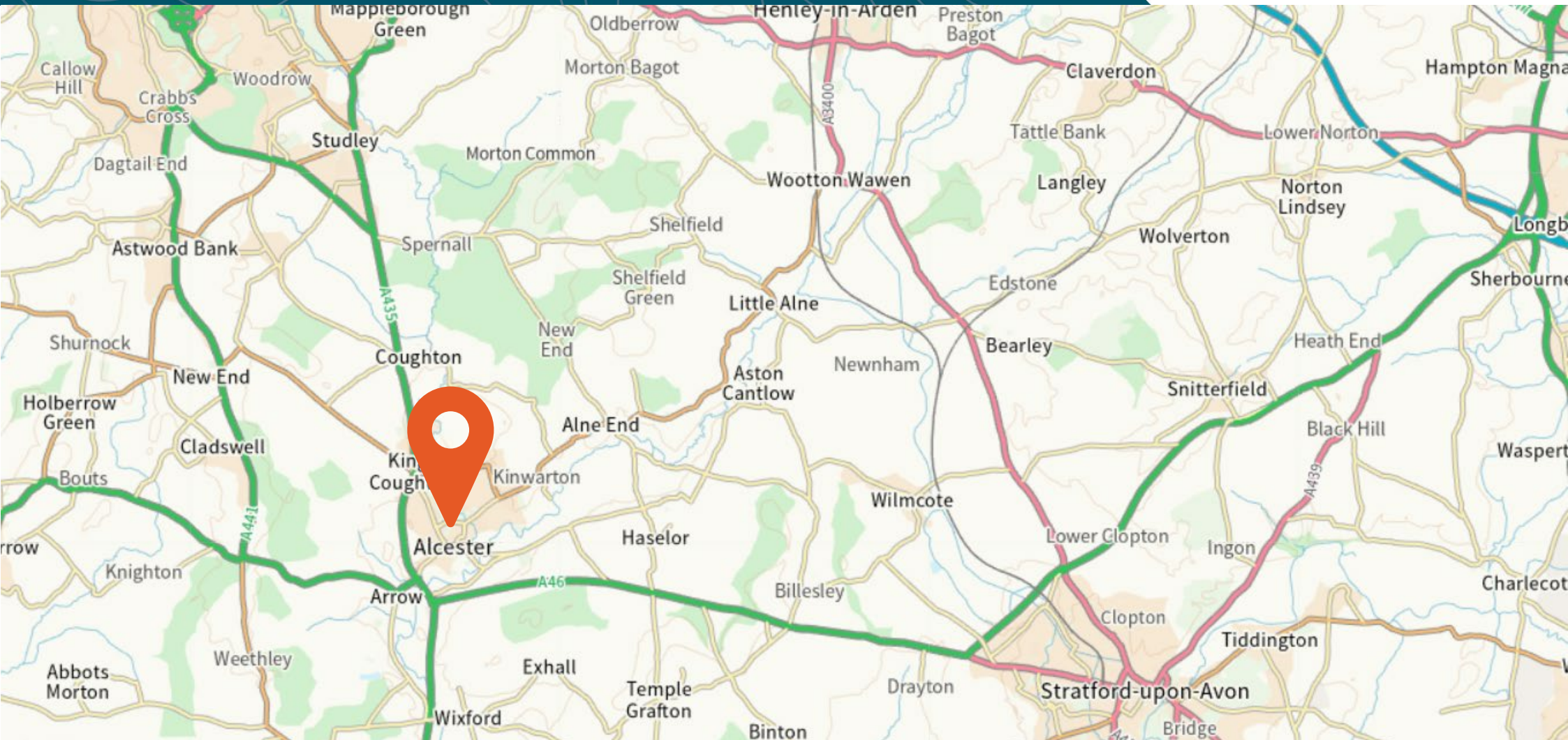
T: 0121 200 1100



FOR SALE

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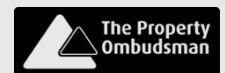
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been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