

FOR SALE

Outline Planning Permission for 31 no. dwellings

Land off Wyre Road, Pershore, Worcestershire, WR10 2BX



BRUTON KNOWLES



Plans for indicative purposes only

FOR SALE BY INFORMAL TENDER

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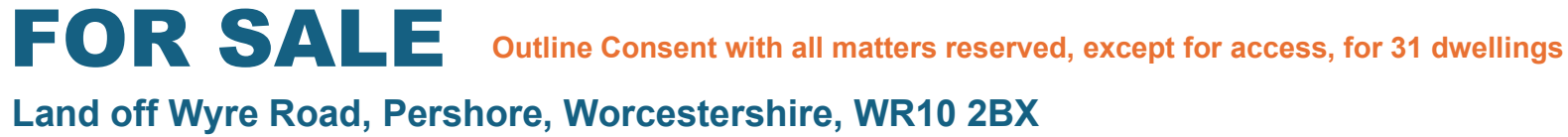
Outline Consent with all matters reserved, except for access, for 31 dwellings

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LOCATION

The site is situated off Wyre Road, Pershore, on the north-western edge of the town. Pershore is a popular Worcestershire market town located approximately 9 miles south-east of Worcester and 6 miles north-west of Evesham.

The site benefits from excellent connectivity, with easy access to the A44 and M5 (Junction 7), providing links to Worcester, Evesham, Gloucester and Birmingham.

NEARBY FACILITIES

Pershore town centre is within easy reach and offers a wide range of shops, services, schools and leisure facilities. Additional retail and leisure facilities can be found in the nearby centres of Evesham and Worcester. The site is well located for public transport, with Pershore Railway Station providing rail services to Worcester, Oxford and London. Regular bus services operate through Pershore, connecting the town with Worcester, Evesham and surrounding settlements.

Distances:

- Pershore Railway Station – approx. 1.5 miles
- Evesham Town Centre – approx. 6 miles
- Worcestershire Parkway Railway Station – approx. 7 miles
- Worcester City Centre – approx. 9 miles

Area (Sqft)	Area (Sqft)	House Type	Shower	Total no.	Total Area (Sq)	Total Area (Sq)	Revenue M. (\$)	Total Revenue M.
949	511	1B3P / GF	1	2	1080.0	102.2	96.9	
594.0	55.2	1B2P (F)	4	2	1188.0	150.4	96.7	
810.3	70	2B4P	2	4	1442.2	316	35.3	
888.6	80.7	2B4P	2	1	888.6	80.7	8.3	
102.1	93.1	3B5P	2	1	102.1	93.1	8.3	
1046.2	97.2	3B5P	2	2	2092.4	194.4	96.7	
Sub Total				12	6942.3	866.8		
Open Market								
880.8	70	2B4P	2	4	1461.2	316	21.1	
688.6	80.7	2B4P	2	2	1757.2	161.4	32.3	
102.1	93.1	3B5P	2	4	4008.6	372.4	21.1	
1046.2	97.2	3B5P	2	3	3138.8	261.6	15.8	
1257.8	115	4B6P	2	5	7426.5	695	31.6	
Sub Total				15	13712.3	931.4		
Total				27	29354.6	2798.2		



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DESCRIPTION

The site extends to approximately 4.84 acres (1.96 hectares) and comprises an attractive parcel of pastureland located to the north-west of Pershore. The land is predominantly level in nature and is enclosed by established hedgerows and mature trees along parts of its boundary, creating a well-defined and attractive edge to the site. The site is relatively flat with minimal change in levels, with only 2 metres difference from East to West.

The surrounding area comprises a mix of residential development, commercial business park and Pershore High School to the North of the site. Vehicular access is proposed directly from Wyre Road, providing convenient access to the local highway network.

The site is located within Flood Zone 1 and is not subject to any formal or informal landscape designation. A public right of way (Ref: PS-503) passes through the eastern end of the site running north to South which links onto Wyre Road.

PLANNING

The site falls within the administrative area of Wychavon District Council. The site benefits from outline planning permission for which details are below:

- **W/24/01001/OUT** – Outline planning application with all matters reserved except for access for up to 31 dwellings, including affordable housing, public open space, landscaping and associated infrastructure. *Approved on the 29th May 2026.*

PROPOSED SCHEME

The proposed development comprises a residential scheme of up to 31 no. dwellings including 12 no. affordable units. The application was submitted in outline form with all matters reserved for future approval, with the exception of access.

The illustrative proposals demonstrate the opportunity to deliver a high-quality residential development incorporating a mix of market and affordable housing, landscaping, public open space and associated infrastructure. The dwellings are arranged to front onto but set back off Wyre Road, a similar set back relationship as the new development opposite has with Wyre Road.

Vehicular access is proposed directly from Wyre Road, creating a convenient point of access to serve the development in between two existing accesses on the southern side of Wyre Road.

SERVICES

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

ECOLOGY

A Preliminary Ecological Appraisal was undertaken by Brindle and Green to take into consideration the ecological impact of the proposed development might have on the site. 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 consent is subject to the S.106 Agreement dated 28th May 2026. The following pertinent contributions are stated within the Agreement (some of which are subject to indexation):

- **Affordable Housing** – 40% (70% Social Rent and 30% Affordable Home Ownership)
- **BNG** – off-site BNG provision
- **BNG Monitoring Contribution** - £5,495 in relation to the monitoring of the implementation of the BNG plan.
- **Community Transport Contribution** - £2,835
- **Highways Monitoring Fee** - £2,043
- **Off Site Built Sports Contribution** - £22,844
- **Off Site Formal Sports Contribution** – For market dwellings; £1,546 per 1-bed £2,322 per 2-bed, £3,096 per 3-bed and £3,870 per 4-bed.
- **Primary Health Care Contribution** - £19,200

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.

VAT

The landowner has opted to charge VAT on the sale of the Land.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email:

Bryn.evans@brutonknowles.co.uk

VIEWING

Viewing of the sites is by appointment only with Bruton Knowles.

METHOD OF SALE & TERMS

The site is offered for sale by way of informal tender. Offers are invited on an unconditional basis.

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 Thursday 1st October 2026.**

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

SUBJECT TO CONTRACT – AUGUST 2026

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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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