

RESIDENTIAL DEVELOPMENT LAND

Land north of B4082, Upton Snodsbury, Worcestershire, WR7 4NR



**BRUTON
KNOWLES**



KINGACRE
ESTATES



- 16.62 acres (6.73 ha) approx.
- Outline planning permission
- 63 no. dwellings (40% AH)

FOR SALE BY INFORMAL TENDER

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Location

The site is located on the southeastern edge of the desirable village of Upton Snodsbury approximately 6 miles east of the cathedral city of Worcester, within the Wychavon District of Worcestershire. The site is conveniently located within close proximity of major road networks to include the B4082 Pershore Road, a key local distributor route providing access to Worcester (west) and Pershore (south east). Junction 6 of the M5 motorway is within easy distance of the site situated some 5 miles west connecting the site to Gloucester and Birmingham.

Nearby Facilities & Amenity

Worcester City Centre is located approximately 6 miles to the west of the site. It provides a range of amenities to include supermarkets, restaurants, leisure facilities and educational facilities. Worcestershire Parkway Train Station and Worcester Shrub Hill Station provide regular Great Western Railway Services operating between Cardiff, Bristol, Edinburgh, London Paddington and Hereford. The nearby 149 and X50 bus services provide regular services connecting to Worcester, Redditch, Evesham and Pershore.

- Worcester Town Centre – 6 miles
- Worcestershire Parkway Train Station– 7 miles
- Evesham – 12 miles
- Startford-upon-Avon– 18 miles



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DESCRIPTION

The application site extends to approximately 16.62 acres (6.73 ha) and comprises a single, broadly rectangular parcel of arable farmland. The site is bounded by the B4082 to the south, a small number of residential properties to the west, and established native hedgerows, interspersed with mature trees, along the northern and eastern boundaries. To the southeast, the site is bounded by a drainage ditch and an area of Severn Trent Water hardstanding.

Vehicular access is provided via an established agricultural entrance onto the B4082. There are no public rights of way crossing the site

PLANNING

The subject site is located within the planning jurisdiction of Wychavon District Council. Planning Policy for the site is set out in the South Worcestershire Development Plan Review (SWDPR) 2026, adopted March 2026.

The site's pertinent planning history is outlined below:

- **W/23/02447/SCR** - Request for Screening Opinion under Part 2 (6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for 76 dwellings with access from the B4042 through its southern boundary. – EIA not required 22/03/2024
- **W/24/01103/OUT**- Development comprising up to 63 dwellings with open space, green infrastructure and surface water drainage system. All matters of layout, scale, appearance and landscape will be reserved for future determination. – *Refused 07/03/2025.*
- **APP/H1840/W/25/3373051**- Appeal under section 78 of the Town and Country Planning Act 1990 relating to the Outline application for the development of up to 63 dwellings. *Approved 23rd June 2026*

PROPOSED SCHEME

An illustrative masterplan shows a proposed residential development of 63 dwellings providing a range of sizes and house types. It is anticipated that the predominant mix would be 2, 3 and 4 bed dwellings with some 1 bed dwellings. In terms of scale, the proposed development is based on each dwelling being two-storeys in height. The proposed concept builds upon the existing landscape and topographic characteristics of the site.

The Illustrative Layout Plan shows a central area of Public Open Space extending to c. 0.8 ha. The development density equates to 30 dwellings per hectare net (excluding open space).

Primary vehicular access will be provided via Pershore Road through the southern boundary. Secondary roads are to spur off the principle route and serve dwellings that front onto the eastern and southern boundaries. A pedestrian / cycle access is proposed in the southwestern corner.

SERVICES AND DRAINAGE

The application is supported by a Flood Risk Assessment (FRA). The proposed built development is located within Flood Zone 1. Foul water is proposed to discharge to the existing public foul sewer running along the sites southern edge. It is understood that a pre-development enquiry has been submitted to Severn Trent Water.

COMMUNITY INFRASTRUCTURE LEVY

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

SECTION 106 AGREEMENT

We note the following contributions have been set out within the committee report:-

- Affordable Housing - 40%
 - 69% Social Rent
 - 25% First Homes

- 6% Shared Ownership
- SEND Contribution - £94,452
- Healthcare Contribution - £43,200
- Built Sport Contribution - £43,742
- Formal Sport Contribution - £128,484
- Community Transport - £5,197.50
- School Transport - £116,118.89

LEGAL INFORMATION

The purchaser is to provide an undertaking of £10,000 + VAT towards the vendor's abortive legal fees. The site is registered under the Freehold Title WR143497.

VAT

The landowner retains the right to opt to tax.

VIEWING

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

DATA ROOM

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

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 5th November 2026.**

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

SUBJECT TO CONTRACT – SEPTEMBER 2026

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Bruton Knowles

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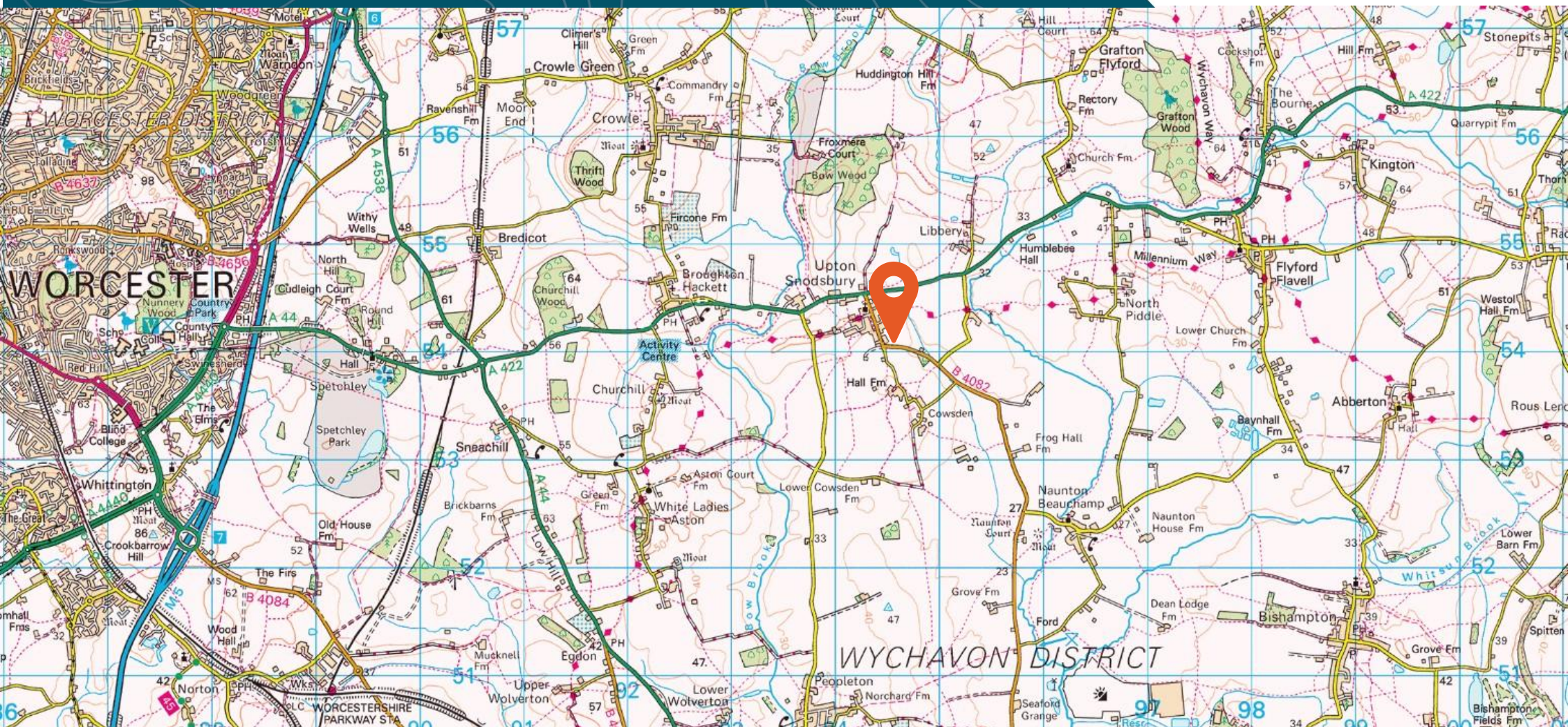
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FOR SALE

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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.

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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