FOR SALE

Residential Development Land for 30 Dwellings

Land off Broadway Road, Willersey, Broadway, Gloucestershire, WR12 7QN

BRUTON KNOWLES



- **Outline Planning Permission***
- **Cotswold Village Location**

Plan for illustrative purposes only

For Sale By Informal Tender | Code

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Outline Planning Permission* for 30 Dwellings

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Location

Willersey occupies an attractive position in the north-eastern Cotswolds, offering the quintessential character of a traditional Cotswold village, whilst benefiting from excellent connectivity to a number of established market towns and larger centres of employment. Its setting combines the appeal of the surrounding countryside, attractive period architecture and a strong village identity.

- Broadway – 1 mile
- Chipping Campden – 3 miles
- Evesham – 5 miles
- Cheltenham – 17 miles

Railway Stations at:

- Honeybourne – 4 miles
- Evesham – 6 miles
- Moreton in Marsh – 9 miles

All stations are on the Cotswold Line with direct trains to London Paddington and Oxford.

Nearby Facilites & Amenity

Willersey has two 17th Century village pubs, The New Inn and The Bell Inn, a local garage/shop and a monthly farmers market.

The village primary school, Willersey Church of England Primary School, is Ofsted rated: Good. The nearest Secondary School is at Chipping Campden.

The village has an active community, with a central recreation ground and a recently refurbished village hall, which hosts a range of regular clubs, exercise classes and social activities.



Illustrative Layout

For identification purposes only

Land off Folly View/Broadway Road, Willersey, Broadway

For Sale by Informal Tender

Description

Level agricultural land extending to approximately 4.55 acres (1.84 ha)

Located to southern edge of the village and accessed via the Cotswold stone residential development of Folly View, developed by Blue Cedar Homes in 2020.

The site has aspect over open countryside to the north and west, and southerly views up to Broadway Tower.

Planning

The site benefits from a *resolution to grant outline planning permission from Cotswold District Council, ref: 25/02983/OUT (LINK):

'Outline application for the erection of up to 30 dwellings with associated means of access, car parking, public open space, landscaping, sustainable drainage system (SuDS) and associated infrastructure (all matters reserved except for access)'

The Section 106 Agreement has been signed and a decision notice is anticipated shortly.

The site has been promoted by Blue Cedar by way of a promotion agreement.

Proposed Scheme

The outline planning permission envisages an extension of the Folly View estate road to service a new scheme of up to 30 dwellings.

The illustrative layout (see above) demonstrates an attractive rural-edge layout which envisages a mix of open market housing from 5 bed detached houses to 2 bed semis, and 1-4 bedroom affordable housing.

An accommodation schedule accompanies the illustrative layout, but it predates the S106 Agreement (showing only 11 affordable dwellings).

5% of the scheme is required to be custom/self-build (open market) dwellings

Services and Drainage

Surface Water

Onsite attentuation and discharge into watercourse on vendor's retained land to the north

Foul Sewers

An adopted sewer runs from the Folly View development along the eastern boundary of the site, to a manhole connection at the north eastern corner. Levels may necessitate pumping.

Electricity

Notice to remove is being served on the low voltage electricity lines crossing the eastern quarter of the site. These are expected to be undergrounded along estate roads.

Gas

A medium pressure gas main crosses the site and an indicative quotation from Wales and West suggests £22,000 (inc. VAT) to divert via developer dug trenching.

Water

Connection envisaged into the Folly View development.

Section 106 Agreement

Contributions include (net of any indexation):

- Parish Cemetery Contribution: £10,200
- Parish Hall Contribution: £60,000
- Parish Recreation Contribution: £8,000
- Community Transport Contribution: £183.33/dwelling
- Library Contribution: £195.00/dwelling
- Secondary Education Contribution: £1,420.40/dwelling
- BNG Monitoring - £3,949
- **Total: Circa £136,111 (£4,537 per plot)**

The S.106 Agreement requires the provision of **40% affordable housing**, in the following tenure mix (for a 30 unit scheme): 6 no. social rent, 2 no. affordable rent, 3 no. shared ownership and 1 no. First Home (30% discount).

Community Infrastructure Levy

The development will be liable for CIL. Prevailing rate to be clarified upon formal grant of planning permission.

BNG

Consultant reports indicate the requirement for the purchase of 0.73 off-site units to satisfy BNG requirements (for the illustrative layout).

VAT

VAT will be chargeable on the sale price.

Method of Sale

The site is offered For Sale by Informal Tender.

Offers are invited based on the outline consent.

Offers to be in accordance with the 'Financial Proposal Form' contained within the Data Room, and received by Bruton Knowles prior to **Noon on Thursday 21st January 2027**.

Retained Land

The vendor's retained land includes the land immediately to the north of the scheme (edged blue on the plan below). Suitable access provisions will be retained. Given its plannning prospects, purchasers may wish to accompany their freehold offer with proposed option agreement terms for the promotion of the blue land. Further detail is included in the Data Room.

Legal

The site is offered Freehold with Vacant Possession on completion.

A restriction capping development at 30 dwellings will be included in the sale contract.

Viewing & Further Information

The site can be accessed for viewing via a gateway to the eastern boundary off Field Lane.

A Data Room has been prepared that provides detailed planning and technical information, including the 'Financial Proposal Form' - **www.brutonknowlessites.co.uk**

Subject to Contract - November 2026







Contact Information & Indicative Sale Plan

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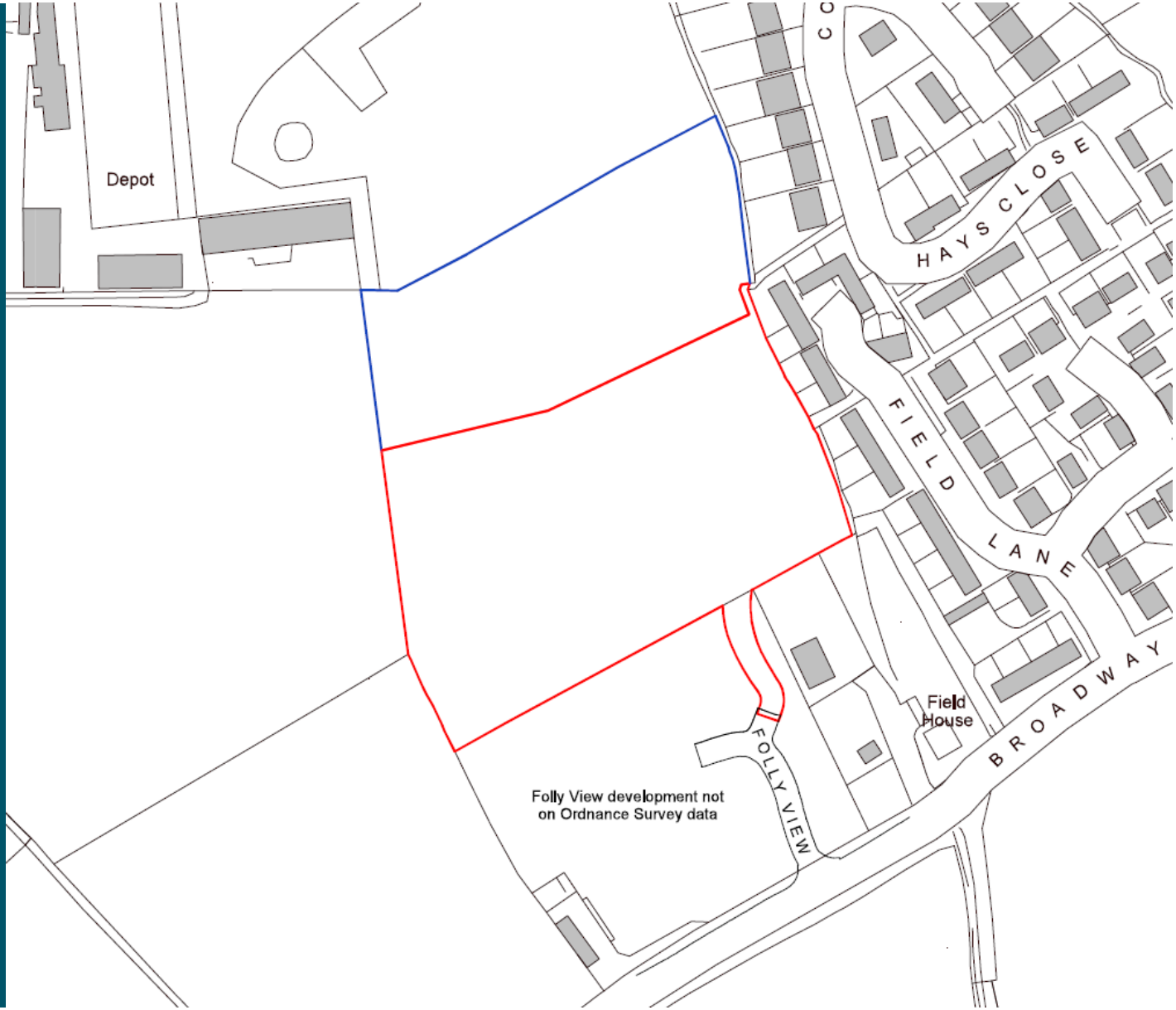
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Location Plan

what3words ///faces.differ.often

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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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