

Land at Shaw Lane

Stoke Prior, Bromsgrove



Land at Shaw Lane

Stoke Prior, Bromsgrove

CONFIDENTIAL

Land at Shaw Lane, Stoke Prior, Bromsgrove

Residential Opportunity

- Gross Site area - 4.91 acres (1.99 hectares) (Approx. - unmeasured)
Parcel A - 3.21 acres (1.30 hectares) (Approx. - unmeasured)
Parcel B - 1.70 acres (0.69 hectares) (Approx. - unmeasured)
- Picturesque Rural Location
- Close to the large village of Wychbold and M5 junction 5
- Freehold
- Vacant Possession

We are instructed to seek offers for the freehold interest in the property.

Location

The site is located in the heart of the picturesque village of Stoke Prior, Bromsgrove.

The village of Stoke Prior lies to the North of Droitwich and the South of Bromsgrove and is surrounded by beautiful countryside. There are many facilities in Stoke Prior including a primary school, a doctors surgery, various convenience stores, a post office and several public houses.

Nearby Droitwich and Bromsgrove both offer a larger range of shopping, recreational and educational facilities.

Main line railway stations at Worcester and Kidderminster provide regular services into Birmingham along with a direct service to London.



Parcel A



View of parcel A from Shaw Lane



View of parcel B from Shaw Lane



Parcel B Canal frontage

Residential development opportunity

CONFIDENTIAL

Description

The site is made up of two parcels of land opposite each other towards the southern end of Shaw Lane. The total area of the two parcels of land is approximately 4.91 acres (1.99 hectares) and the site is understood to have been in previous agricultural use. The two parcels are both accessed from Shaw Lane which is an adopted highway.

The surrounding area is predominantly residential to the north made up of a mix of semi-detached and detached properties. To the east is agricultural land with a railway line running adjacent to the western boundary of Parcel A and agricultural to the west with a canal running adjacent to the eastern boundary of Parcel B. A small number of detached properties sit to the south of the land parcels.

Planning

There is no history of any previous applications being made for these parcels of land in the last 20 years. The two parcels are within the Green Belt but are bordered by the Stoke Prior designated residential area (BDP19, BDP7) Please see extract below from Bromsgrove Local Plan with the parcels of land shown by the areas edged red:



Opportunity

This is a strategic residential development opportunity, where the landowner is seeking developer partners to promote the site through the emerging Bromsgrove Local Plan, and/or for a potential shorter term rural exception scheme. The sites have been submitted to the Bromsgrove Local Plan call for sites and at every stage the sites have been promoted for inclusion as a potential residential allocation. We consider the sites have strong potential to 'round off' the village, having robust enduring and permanent boundaries which could facilitate their removal from the Green Belt.

Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

Services

No information on utilities or services are available at present. Prospective purchasers should make their own enquiries in this regard.

Local Services & Authorities

Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Pershore
Worcestershire
WR10 1PT

Tel: 01386 565000

Rights of Way

A Public Right of Way crosses the south of Parcel A. Prospective purchasers should check the Worcestershire County Council Interactive Map for the exact location.

Viewing

The land can be viewed at any time from Shaw Lane. Please do not enter the site without prior permission. For access, please contact the Agent.

VAT

Unless otherwise stated all prices quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser should satisfy themselves independently as to VAT in respect of any transactions.

Bids

Offers are invited for both land parcels on a conditional basis, but land options may also be considered. All bids must include a completed pro forma, by the deadline in the attached letter.

RCA REGENERATION LIMITED
Unit 6 De Salis Court
Hampton Lovett Industrial Estate
Droitwich Spa
Worcestershire
WR9 0QE

+44 (0) 1905 887686

rcaregeneration.co.uk

Contact

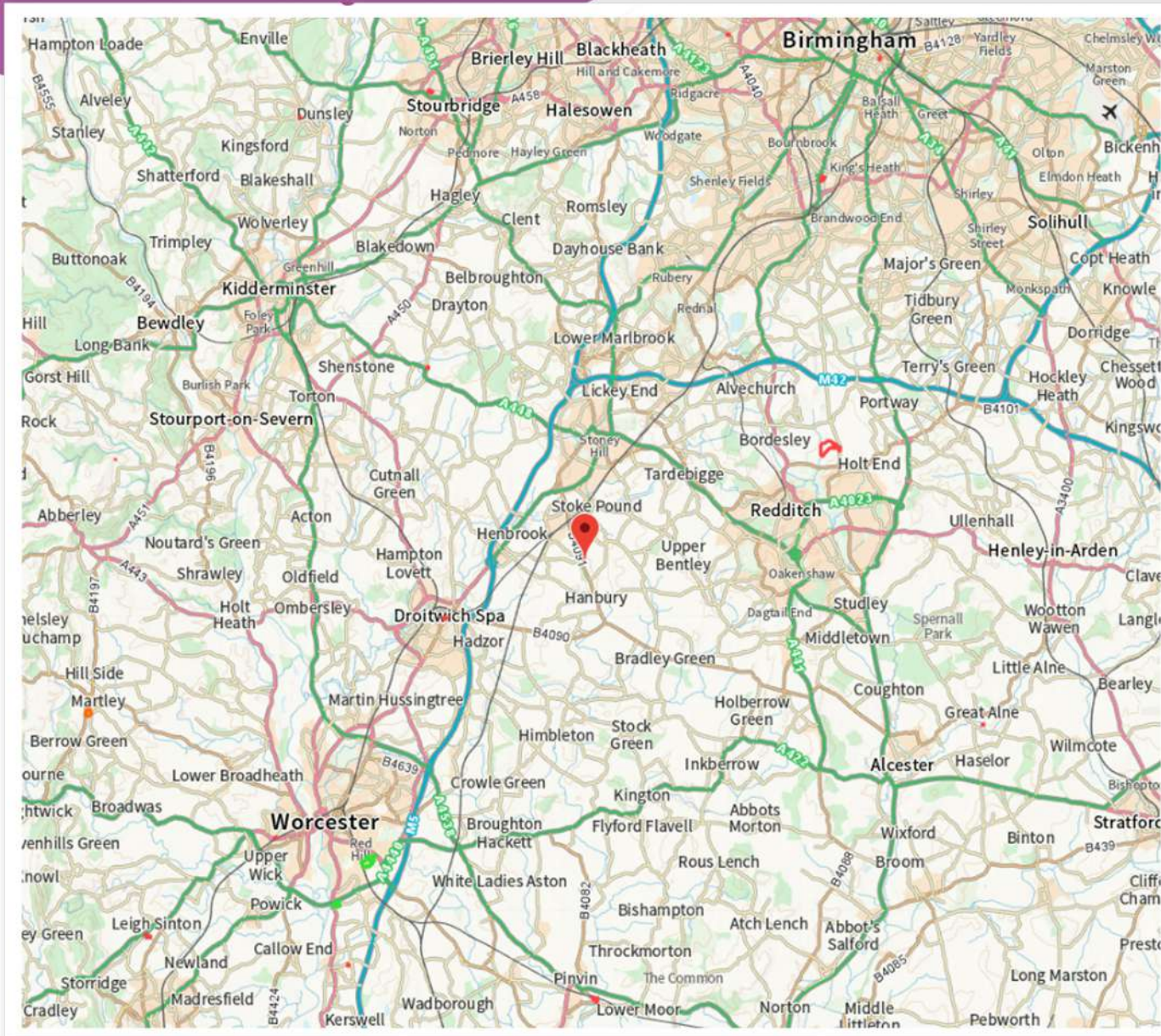
Sian Griffiths
Siangriffiths@rcaregeneration.co.uk
01905 887686
07934 458382




Land at Shaw Lane

Stoke Prior, Bromsgrove

CONFIDENTIAL



Travel Distances

-  Droitwich 4.8 miles, Worcester 2.2 miles, Birmingham 31.6 miles
-  Worcester Foregate Street 12.3 miles
Worcester to London Paddington = approx. 2 hours 19 mins
-  Nearest airport = Birmingham International 28.5 miles

Please note: RCA Regeneration Ltd and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within RCA Regeneration has any authority to make or give representation or warranty on any property.

