

RESIDENTIAL DEVELOPMENT LAND

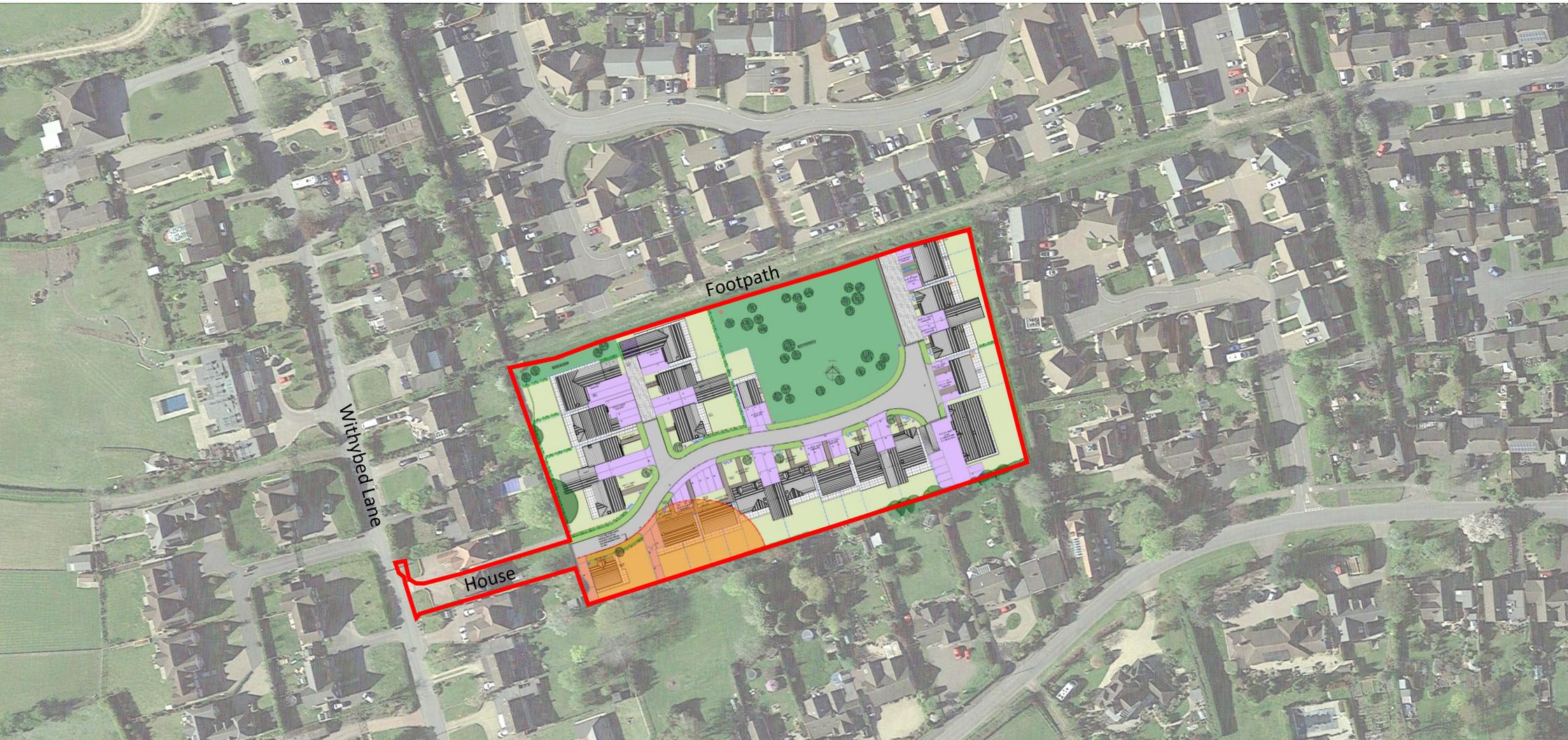
BK Bruton Knowles

est.1862

Inkberrow, Worcestershire

House and Land at Withybed Lane, Inkberrow, Worcestershire, WR7 4JJ

Approved Reserved Matters for the Erection of 30 Dwellings within 3.2 Acres (1.3 Hectares)*



House and Land at Withybed Lane, Inkberrow, Worcestershire

LOCATION

The site is located in Inkberrow, a village in eastern Worcestershire. The settlement is located on the A422 which leads from Worcester in the west to Alcester in the east and then onto Stratford-upon-Avon via the A46. Inkberrow benefits from good levels of amenities with a public house, post office, convenience store, doctors' surgery, Parish Church, primary school, sports pavilion with tennis club and football club. Mainline railway services are provided at Pershore and Worcester Parkway. Directions - from the A422 High Street turn west along Stonepit Lane until you reach the junction with Withybed Lane, then head north to Withyfields House for which the postcode is WR7 4JJ. Please park in the driveway on the left.

- Alcester - 5.9 miles
- Worcester - 12.5 miles
- Evesham - 11.6 miles

DESCRIPTION

The site comprises a broadly rectangular parcel of agricultural land. The predominantly level parcel is bound by mature hedgerows to all sides. Access is provided by a residential dwelling - 'Withyfields' to the west, which is to be demolished, in order to provide the scheme with access. This residential dwelling is included within the site ownership. To the north of the site is a recently constructed Vistry Homes scheme. Surrounding the site are established residential properties of a detached nature.

- Up to 30 Residential Units
- 3.2 Acres (1.3 Hectares)

PLANNING*

The site is subject to an extensive planning history and is located within the jurisdiction of Wychavon District Council. The dataroom contains a list of planning applications and consents in respect of the land. Pertinent consents are noted below:

- **W/13/00276/OU** - Outline application for Residential Development of 37 dwellings at land at the rear of Withyfields, including demolition of Withyfields to create vehicular access. Refused 20/12/2013 - Appeal Allowed 25/3/2014.
- **APP/15/00919/APP** - Outline application for Residential Development of 37 dwellings at land at the rear of Withyfields, including demolition of Withyfields to create vehicular access. Appeal Allowed 2/4/2015.

- **W/16/01712/OU** - Outline application for residential development of 37 dwellings at land at the rear of Withyfields, including demolition of Withyfields to create vehicular access (Ref W/13/00276/OU) not in accordance with Condition 11 (renewable energy) by reducing the level to 10%. Approved - 12/8/2016.
- **W/16/03026/RM** - Application for Reserved Matters approval for appearance, landscaping, layout and scale following outline approval W/16/01712/OU for the erection of 30 dwellings. Approved at Committee - 9/3/2017. Decision Notice 13 March 2017. Subject to 5 year period, suggesting expiry of the RM in 13 March 2022. We have been provided with evidence of a start of works and implementation of the consent. See data room.
- **18/01385/NMA** - Non-Material Amendment to ref: W/16/03026/RM (granted pursuant to outline planning approval W/16/01712/OU) to amend position of the footpath link to northern boundary. Approved 16/7/2018. Please note that the layout plan tenures are incorrect. Please ignore the green outlining of all Affordable Homes as Intermediate, the Plots 18/19 are intermediate out of the 10 Affordable Units.
- **20/01171/NMA** - Non-Material Amendment to 16/03026/RM granted pursuant to outline planning approval reference W/16/01712/OU to amend number and tenure of affordable housing units to reflect deed of variation to s106 reference **17/02262/106**. The S.106 has now been signed (January 2022). Please see the data room for a planning timeline and further details.

Please note, there is a badger set to the south western corner, which may require re-location of 5 plots or re-location of the set under licence. Please see the Stefan Bodnar Ecology Report for further details.

PROPOSED SCHEME

The reserved matters approval layout provides for a cul-de-sac scheme accessed through the plot of Withyfields with a large area of public open space in the centre of the site. A footpath link is provided to the east running north to the existing horizontal footpath, located outside of the site boundary. The layout shows a mix of detached (14), semi-detached (10), bungalow (1) and flats (5). Under 20/01171/NMA there are 2 intermediate units and 8 social rent. Please review the planning note which provides commentary on the permissions and associated points.

SERVICES

Prospective purchasers are advised to make their own investigations in to service locations, capacities and connection costs. We are unable to provide a utilities assessment or connection quotes.

VAT

VAT will not be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Tenders should be submitted to Scott Winnard by email at: scott.winnard@brutonknowles.co.uk

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 19th May 2022**.

LEGAL INFORMATION

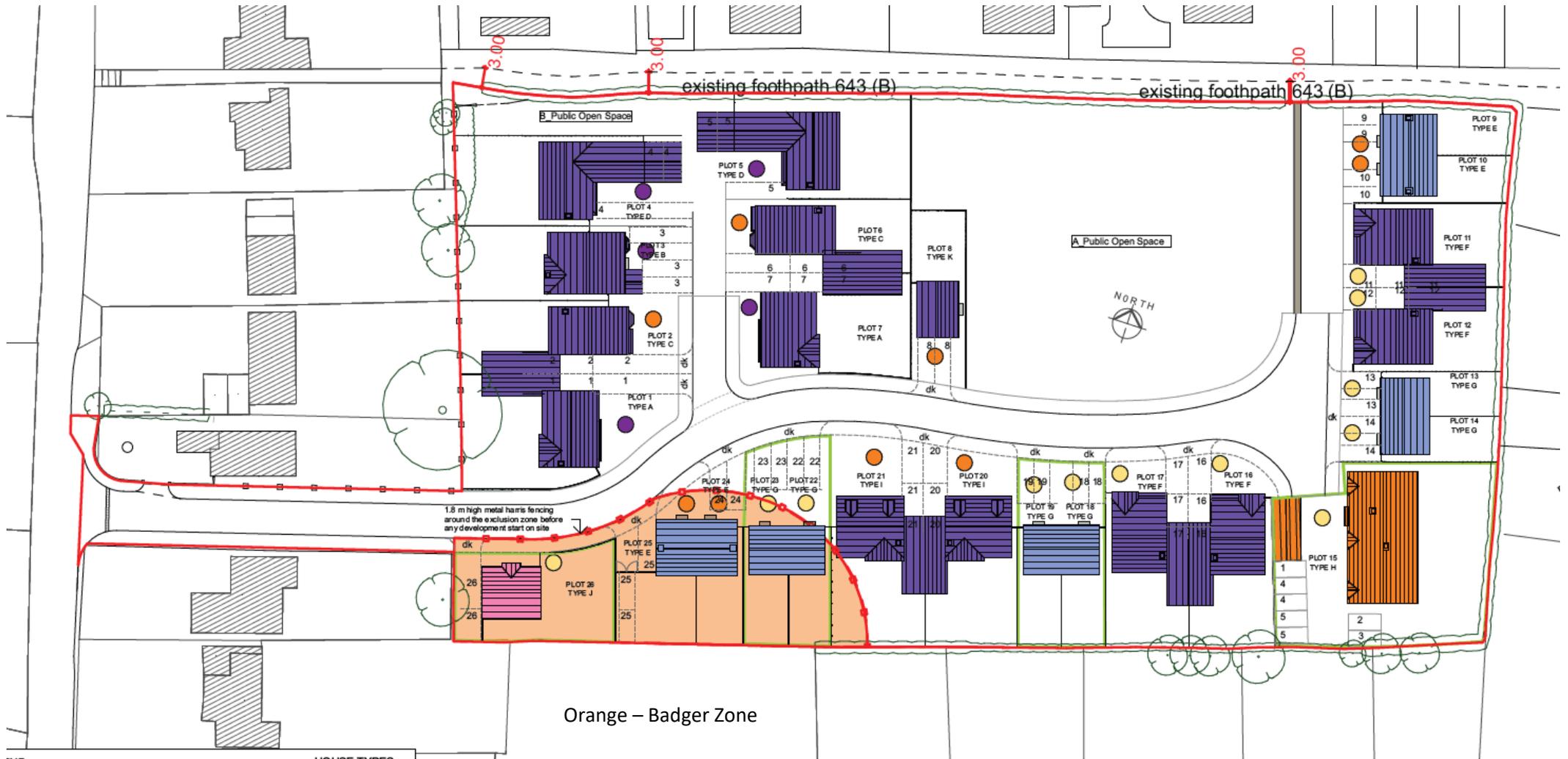
The site is offered Freehold with Vacant Possession. A professional undertaking of £12,500 Plus VAT for the landowner's solicitor costs will be required. A ransom strip will be retained along the southern boundary, including all required rights to connect into the access road.

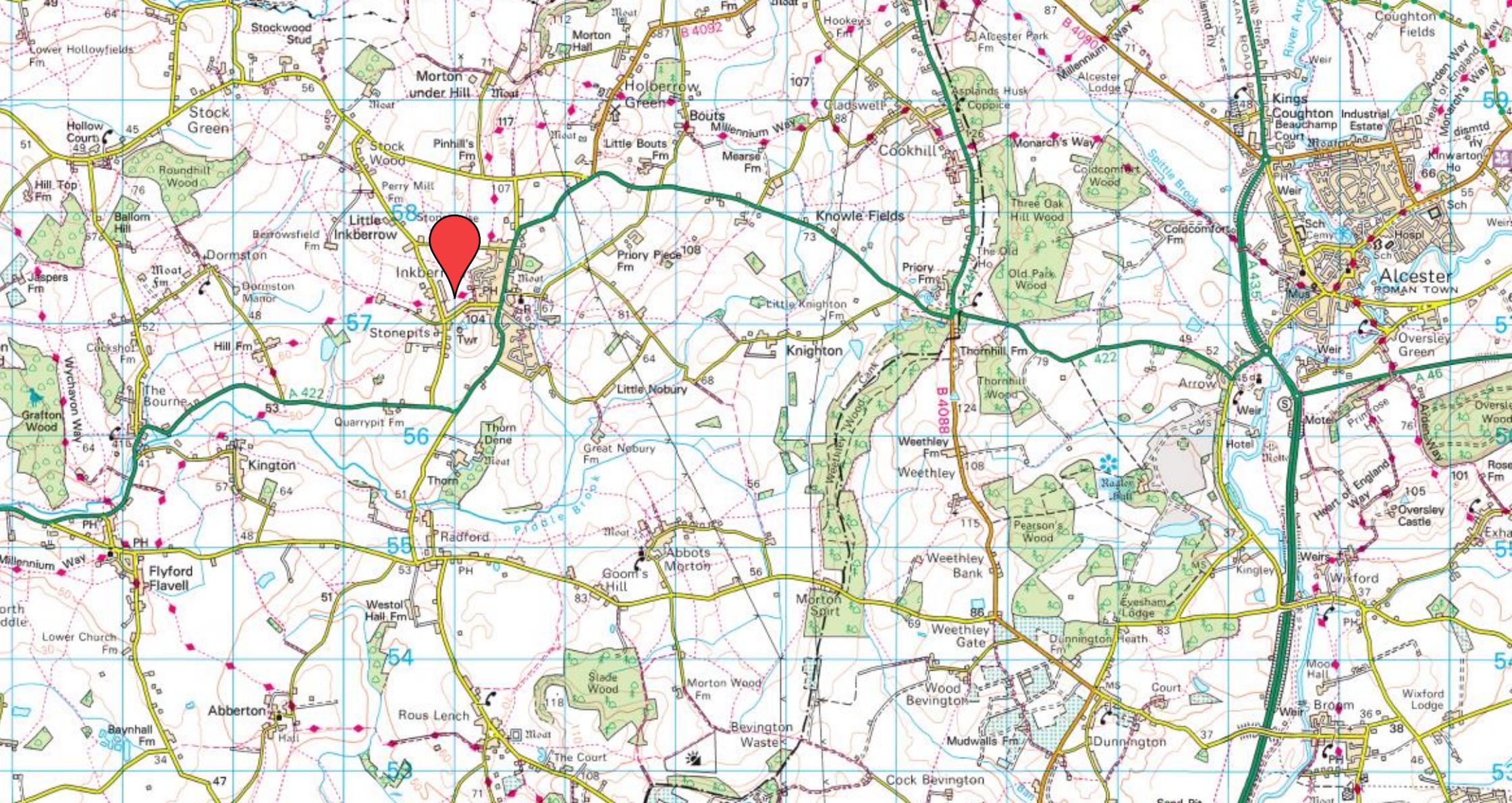
VIEWING & FURTHER INFORMATION

The site can be viewed by appointment only, with pedestrian access across the tenanted residential property - Withyfields. A 'Data Room' has been prepared that provides detailed planning history and documents together with available technical information. For access login details please email: william.matthews@brutonknowles.co.uk

SUBJECT TO CONTRACT - MARCH 2022







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