

RESIDENTIAL DEVELOPMENT LAND

BK Bruton Knowles

est.1862

Bretforton, Evesham

Land off Ivy Lane, Bretforton, Evesham, WR11 7HP

Permission in Principle for 5 no. Age-Restricted Dwellings within approximately 0.98 Acres (0.40 Hectares)



Plan is for indicative purposes

Residential Development Opportunity

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LOCATION

The subject site is located on the north western edge of the Worcestershire village of Bretforton. The village benefits from a range of local services and facilities including a primary and middle school, a community shop, social club, public houses, playing field/cricket pitch, sports club all of which are in walking distance of the application site. Bretforton also benefits from its close location to the Honeybourne Railway Station which provides regular services to Worcester Shrub Hill and onto London Paddington. Within a close proximity to the site is a bus stop on Coldicotts Lane with regular bus services to Evesham and Chipping Campden. 3.5 miles to the west is the market town of Evesham which offers a wide range of services, facilities and employment opportunities including three primary schools, two secondary schools, a hospital, four supermarkets, a leisure centre, and shops. Evesham also has a train station, providing direct services to Hereford, Malvern, Oxford and London.

DESCRIPTION

The site itself extends to approximately 0.98 acres (0.40 hectares), comprising a mainly flat parcel of pasture with a small group of orchard trees on the western edge of the site, adjacent to Ivy Lane. Trees and hedgerows are located on the western and southern boundaries. The Environment Agency's flood risk map for planning indicates that the site is located within flood zone 1, an area with a low probability of flooding. There is also no identified risk of surface water flooding. Historic England's mapping system illustrates that there are no heritage assets located in the site's immediate vicinity and that the site is not within a Conservation Area. The TPO map illustrates that no trees on the site boundary are protected by a tree preservation order.

SERVICES

It is understood that mains water, electricity and telephone connections are all available in the vicinity of the site, serving the existing surrounding dwellings. We have not carried out any tests as to the availability of services and parties are to make their own enquires in this regard.

We note the presence of an electricity transformer that is located in the south western corner of the subject site.

PLANNING

The site falls within the administrative area of Wychavon District Council. The development plan for Wychavon District consists of the South Worcestershire Development Plan (SWDP) (2016) which is currently undergoing a review.

The permission is outlined below:

- **W/22/02168/PIP** - Permission in Principle for residential development for age restricted bungalows for people aged 55 and over. *Permission in Principle was granted on the 14th of March 2023.*

As per the Decision Notice, the Permission in Principle was granted on the basis that the 5 dwellings be designed as single storey properties (bungalows) and that their occupancy is restricted to persons aged 55 or over. A legal agreement will be required to secure this form of occupancy at the second Technical Details stage.

PROPOSED SCHEME

The proposed illustrative site layout plan (Ref 22040-03-P2), which accompanies the application, demonstrates how a small scale and proportionate scheme for five age restricted bungalows can be spatially provided on the site.

The proposed layout has sought to reflect the site's edge of village location through the use of single storey dwellings and the proposed soft landscaping approach. The proposed dwellings have been set back off Ivy Lane to reflect the build lines of existing properties which front the highway and have also been sited to enable vistas through and connectivity with the countryside beyond.

The application proposes the erection of 5 dwellings on the site which covers 0.4 hectares. Policy SWDP5 (Green Infrastructure) requires the provision of 20% green infrastructure on sites of between 0.2 and 1 hectare. Taking into account the requirement for 0.08 hectares of green infrastructure the developable area of the site equates to 0.32 hectares.

It is proposed that surface water drainage will be attenuated on site and controlled to reflect greenfield run off rates plus the natural fall of the site towards the western corner with Ivy Lane will support a connection to mains drainage to manage foul waste from the site.

VAT

VAT will be not be chargeable on the sale.

LEGAL INFORMATION

Each party is to be responsible for its own legal costs.

The subject site forms part of a wider agricultural holding, registered under the Freehold Title WR137593.

Access rights are to be reserved through the scheme should the land to the rear come forward for development.

VIEWING & FURTHER INFORMATION

The site is to be viewed by appointment only. A 'Data Room' has been prepared that provides detailed planning information. For access, please email Jack Mouldsdale.

TERMS

The site is offered For Sale by Informal Tender. Tenders should be submitted to Jack Mouldsdale by email to: jack.mouldsdale@brutonknowles.co.uk

Offers are invited on an Unconditional and/or Conditional 'Subject to Planning' basis.

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Tuesday 16th May 2023.**

SUBJECT TO CONTRACT

APRIL 2023

Important Notice: Bruton Knowles is 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 has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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Revision Schedule		
Rev	Description	Date

ACCOMMODATION SCHEDULE:

Type C - 141 sqm - 5 no.



Drawing Status:
PRELIMINARY

Client:
MR C WHEATLEY

Project:
LAND AT IVY LANE, BRETFORTON

Drawing Description:
PROPOSED SITE LAYOUT

Scale: 1:500	Sheet Size: A3	Date: AUG 22
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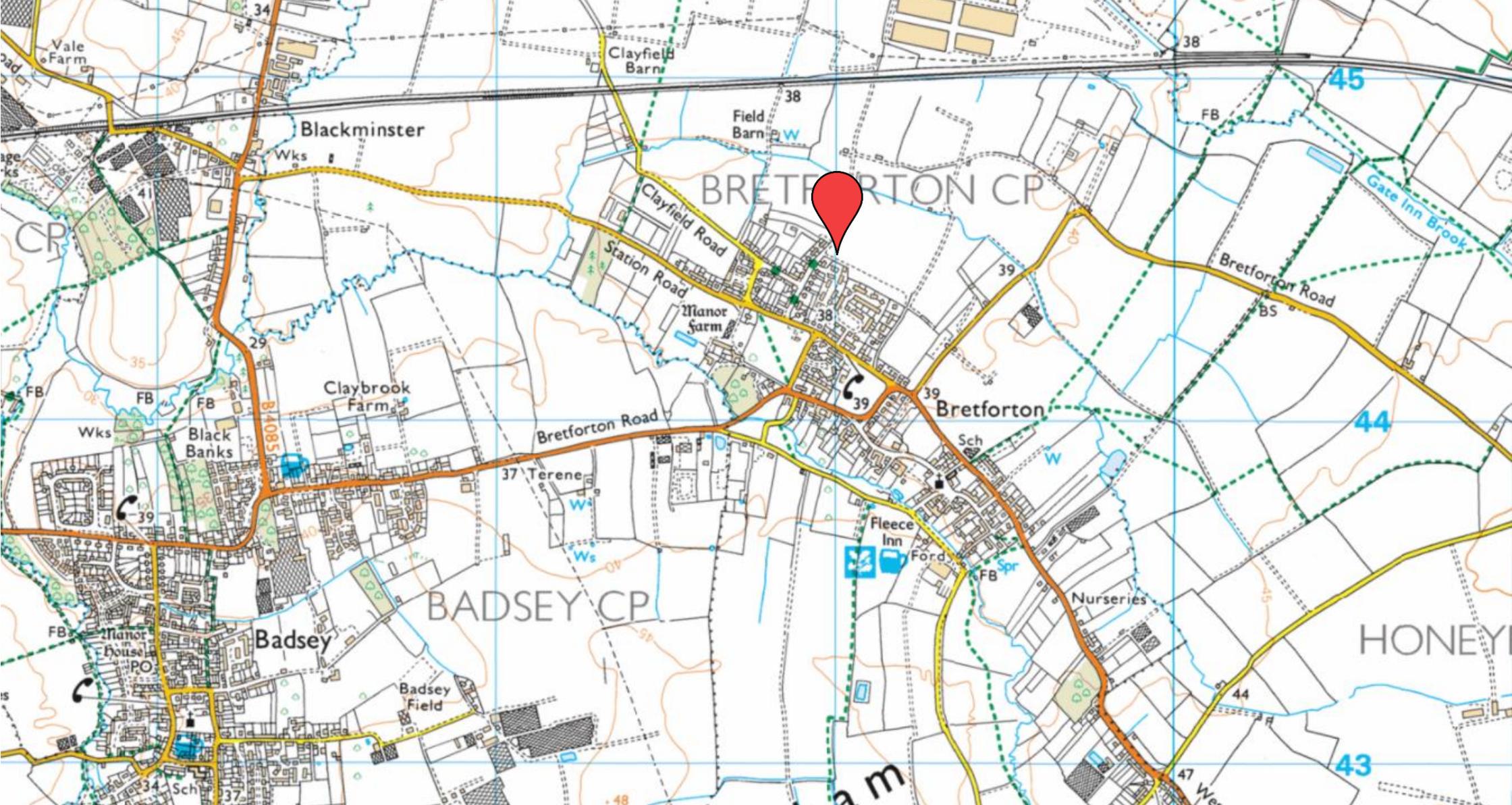
Drawn by: INT	Designed by: INT	Checked by: INT
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Job No: 22040	Drawing No: 03	Revision: P3
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**Plans are not to scale and are for illustrative purposes only*



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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 residential 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.