

FOR SALE LAND AT EVESHAM COLLEGE

DAVIES ROAD, EVESHAM, WR11 1LP

harrislamb
PROPERTY CONSULTANCY



For indicative purposes only

RESIDENTIAL DEVELOPMENT SITE

4.15 ACRE SITE (1.68 HECTARES) (Approx)

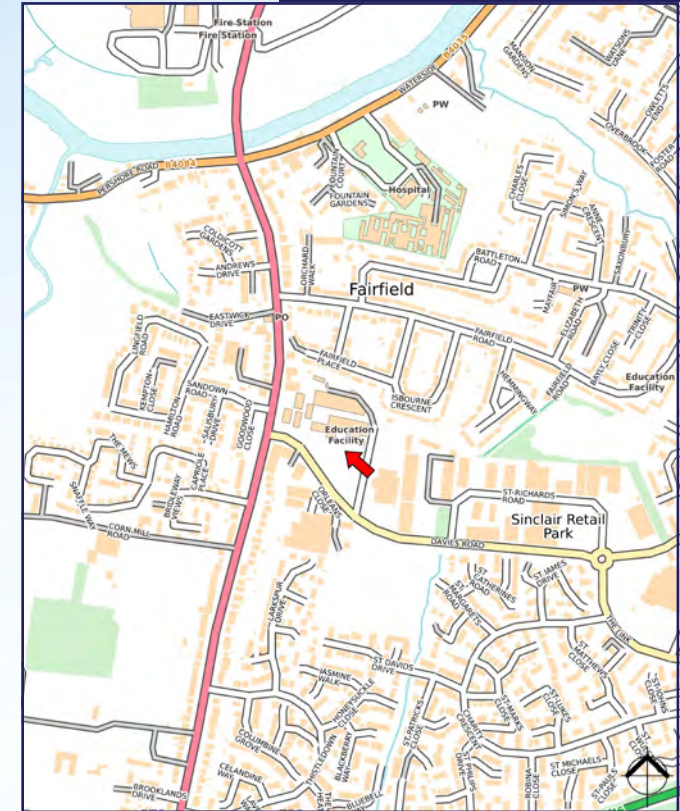
- Prominent location South of Evesham Town Centre
- Close to local amenities
- Adjacent to residential areas and parks

LOCATION

The site is located a short walk south from Evesham town centre. It is well placed for bus links from the surrounding areas and is only a few minutes away from the A46. The site is surrounded by established retail and residential properties. Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon. It lies within the Vale of Evesham, an area comprising the flood plain of the River Avon, which has been renowned for market gardening. The town centre, situated within a meander of the river, has numerous amenities including shops, schools, sports clubs, leisure centres and restaurants.

DESCRIPTION

The site comprises the southern part of the Evesham College Campus, made up of part car parking provision for the college along with vacant college buildings. The college will be retaining the buildings to the north of the site and running educational courses from the reduced campus. A scheme has been designed to utilise the 4.15 acre site for 57 No 2 and 3 bed houses- see planning below for more information.



TENURE

The property is available freehold.

PRICE

Offers Accepted- we are seeking both unconditional and subject to planning offers.

PLANNING

The proposal is to redevelop the southern part of the existing Evesham College Campus. It is a previously developed site within the town of Evesham, which is in Wychavon District Council. Educational sites are classified as Community Facilities for the purposes of the South Worcestershire Development Plan and Policy SWDP 37 is relevant in this context. Policy SWDP 37 sets out the circumstances when Community Facilities can be released to alternative uses. Pre-application discussions have been held with the Council in this context and the response from the Officer confirmed that "the proposal is capable of satisfying Policy SWDP37B" subject to providing some more detailed information in the planning submission regarding the accessibility of Pershore College Campus, which is where some of the courses formerly located on the Evesham site have relocated. Thereafter, there is potential for a range of alternative uses on this site, subject to complying with the other policies in the South Worcestershire Development Plan. Further information can be discussed with the Harris Lamb Planning Consultancy Team.



SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



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VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: RAH109

Date: 08/22

