



# INDUSTRIAL DEVELOPMENT LAND OPPORTUNITY

FIELD 50, PENSHAM HILL, PERSHORE, WORCESTERSHIRE, WR10 3HA



## 5.69 acres (approx)

OF INTEREST TO DEVELOPERS, OWNER OCCUPIERS AND LAND PROMOTERS



## LOCATION/ DESCRIPTION

The site is regular-in-shape greenfield agricultural land with gated access of Pensham Hill.

Pensham Hill links directly to the main B4084 with direct access to Pershore Town Centre approximately 1 mile distant and J7 M5 approximately 7 miles distant.

## PLANNING

Field 50 is part of the Warwickshire College Group's Pershore College landholding but is separated from the main campus by a B class road, Pensham Hill. Following an extensive pre-application process with Wychavon District Council, no in-principle planning policy objections were raised to commercial development with Officers agreeing that the location and scale of such a proposal would comply with Policy SWDP 8 of the South Worcestershire Development Plan.

Pre-application advice has also been obtained from Worcestershire County Council, as the Local Highway Authority. This confirmed no in-principal objection to the access for the proposed employment unit.

Field 50 offers a high probability of securing planning permission for a well-designed commercial scheme. Further details can be secured from either Sam Silcocks or Fred Davies within the Harris Lamb planning team.

## SERVICES

It is understood that services are situated in close proximity to the site. All prospective purchasers should satisfy themselves as to the availability of all required services prior to submitting a formal offer.



FOR IDENTIFICATION PURPOSES ONLY

## WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

Any sale would be sold subject to public or private rights of way, easements, wayleaves, covenants and any other matters which may affect the legal title whether mentioned in these sales particulars or not.

## VAT

It is understood that VAT will not be applied to the purchase price.

## AREAS AND DIMENSIONS

All figures and area contained within these particulars are deemed to be approximate.

## AVAILABILITY

All enquiries via the agents.

## LEGAL COSTS

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

## 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.

## VIEWING/ FURTHER INFORMATION

Strictly via sole agents:

**HARRIS LAMB**  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 7SP

**Contact:** Josie Hobbs/ Neil Slade  
**Email:** josie.hobbs@harrislamb.com  
neil.slade@harrislamb.com

**Tel:** 0121 4559455

**Date:** March 2024

**SUBJECT TO CONTRACT**

Location Map



created on **edozo**

Plotted Scale - 1:26,566

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract