

# LAND AT NEWLAND LANE

Newland Lane, Droitwich Spa, WR9 7JH



Site Boundary Indicative Purposes Only

## Key Highlights

- Residential development opportunity benefiting from Technical Details Consent for the construction of 4 dwellings
- Urban location on the edge spa town Droitwich Spa
- For sale via informal tender, subject to contract
- Best offers to be submitted by noon Friday 17th May 2024

SAVILLS BIRMINGHAM  
55 Colmore Row  
Birmingham B3 2AA

**+44 (0) 121 200 4500**

[savills.co.uk](https://www.savills.co.uk)

**savills**

## Summary

The opportunity to purchase residential development land at Newland Lane, Droitwich Spa. The site is subject to an approved Technical Details Consent (ref: W / 23 / 02540 /TDC5) for the development of 4 detached dwellings accessed off a private drive.

## Location

The site is located in Droitwich Spa, a market town situated in the Wychavon district of northern Worcestershire, approximately 22 miles south west of Birmingham and 8 miles north of Worcester. The market town offers several local amenities including a Waitrose and a mainline station, with regular direct trans to Birmingham and onward connections to London. The M5 motorway is highly accessible at Junction 5 and 6, providing access to nearby conurbations via the strategic road network.

## Description

The opportunity comprises approximately 1.0 acres (0.40 hectares) of land accessed off Newland Lane. The scheme proposals are for 4. no. 5-bedroom detached homes of bespoke design each being 2,828 square foot totalling 11,316 square foot of developable area.

The property to be transacted is indicate by our yellow line plan. The property will be accessed via a private drive. Our client requests that the incoming purchaser is to make the access drive up to an adoptable standard and will be granted reserved rights of way across it, with ownership remaining with our client. Our understanding is that a management company will be set up for the future residents and any maintenance of the road will be subject to a fair usage agreement.

## Services

We have been informed that all plots will require air source heat pumps. Mains electric, BT, and water are to be supplied underneath the new drive where connections are to be made into the road. Surface water drainage will be via a soakaway and foul drainage will be via a treatment plant (to be installed). The septic tank to the existing property will be disrupted therefore our client requires a new treatment plant to be installed in replacement.

Reciprocal rights of access and servicing are to be agreed between the buyer and seller. We advise that purchasers should investigate these matters to their own satisfaction.

## Tenure

The freehold of the site is available with vacant possession granted upon completion.

## CIL

The development will be liable for a CIL payment of £65,649.23 as per the commencement condition. A copy of the CIL liability notice is available on request.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SAVILLS BIRMINGHAM  
55 Colmore Road  
Birmingham B3 2AA

**+44 (0) 121 200 4500**

[savills.co.uk](http://savills.co.uk)

**savills**



**VAT**

VAT is not payable on the transaction.

**Viewings**

Viewings are strictly by appointment only and arranged through Savills.

**Dataroom**

A dedicated marketing dataroom has been set up. Interested parties can request access via [tom.walker@savills.com](mailto:tom.walker@savills.com)

**Offers**

We are instructed to dispose of the site via Informal Tender. Offers are sought no later than noon **Friday 17th May 2024**.

A bid proforma is available in the dataroom. All bidding parties will be required to populate this proforma when submitting a bid.

Please note the vendor reserved the right not to accept the highest or any offer provided.

Offers are to be submitted to Savills at the following address or via email:

**Savills (UK) Ltd**  
55 Colmore Row  
Birmingham, B3 2AA

**FAO Tom Walker MRICS**  
[tom.walker@savills.com](mailto:tom.walker@savills.com)

**FAO Andrew Galloway**  
[agalloway@savills.com](mailto:agalloway@savills.com)

**CONTACTS**

For further information please contact:

**Tom Walker MRICS**

[tom.walker@savills.com](mailto:tom.walker@savills.com)  
+44 (0) 7976 324 243

**Andrew Galloway MRICS**

[agalloway@savills.com](mailto:agalloway@savills.com)  
+44 (0) 7967 555 569

**IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 03.04.2024

