

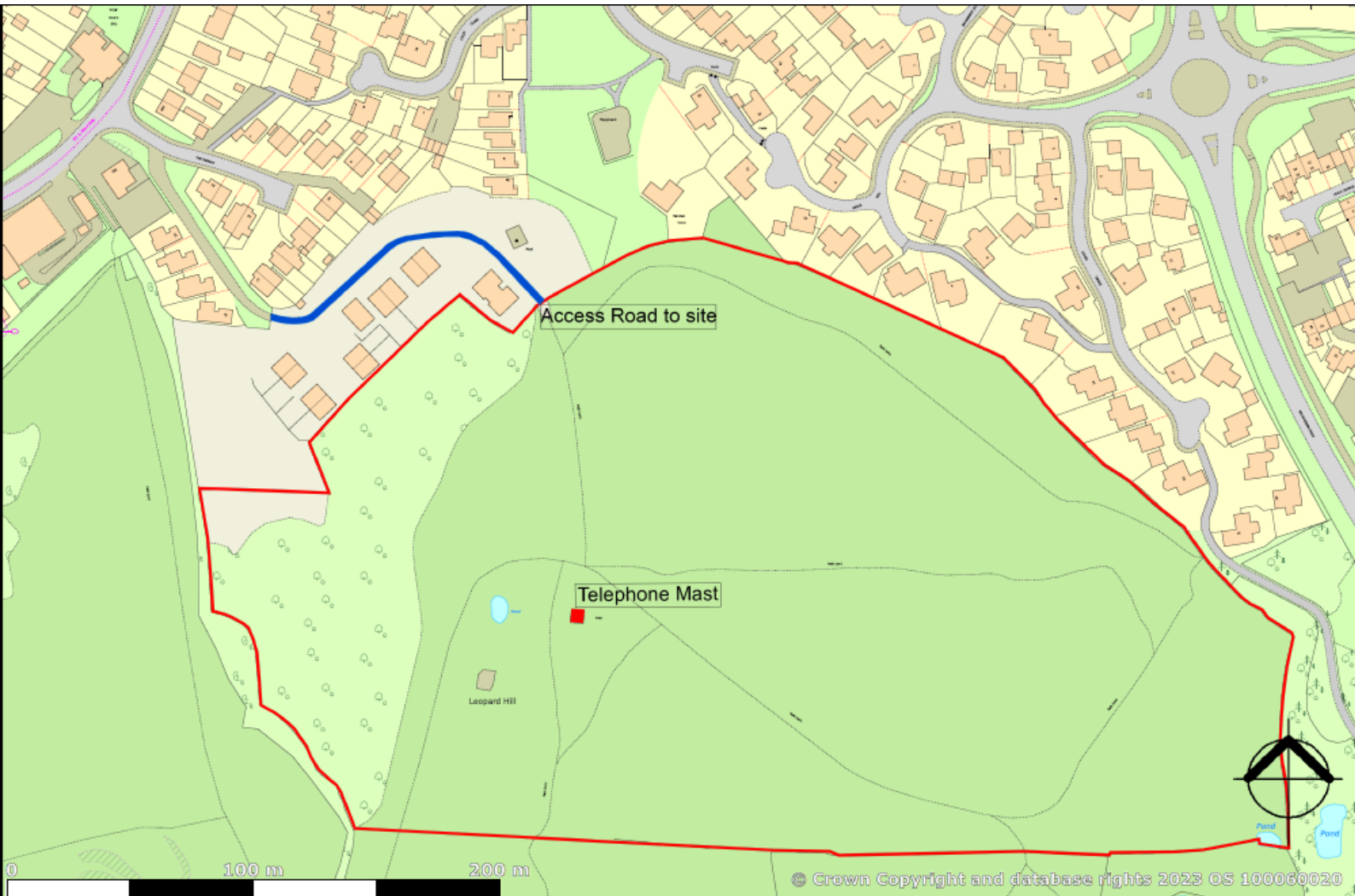
01536 483400

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Eddisons

Incorporating Budworth Hardcastle

STRATEGIC LAND/DEVELOPMENT SITE - FOR SALE



**LAND/DEVELOPMENT SITE, FORMER TOLLADINE GOLF COURSE, THE FAIRWAYS,
TOLLADINE ROAD, WORCESTER, WR4 9BA**

Price: Offers Sought

Size: 20 acres (8.10 hectares)

- Part of former 9 hole golf course
- Situated within city boundaries in established residential area.
- Elevated views over the town centre and to the Black Mountain hills.
- Suitable for a number of leisure uses, subject to planning.

LOCATION

The site is located to the north-east of Worcester City Centre and is situated between Tolladine Road and Newton Road. Main access will be via the north-western boundary of the site via the estate road leading to Tolladine Road through newly constructed residential development approximate location highlighted in Blue on the OS plan on the front of these particulars.

Worcester is a cathedral city located in the West Midlands and is the commercial and administrative hub for Worcestershire. The city has a population of 100,300 (2020) and is located approximately 135 miles north-west of London, 32 miles south-west of Birmingham, and 25 miles north of Cheltenham. The site is within 2 miles to the west of the M5 motorway (junctions 6 and 7). The M5 motorway connects with the M42 motorway approximately 16 miles north of the property and the M50 motorway approximately 12 miles to the south.

Worcester is served by 3 mainline railway stations; Worcester Foregate Street, Worcester Shrub Hill and Worcester Parkway. The quickest travel time to Birmingham New Street is approximately 48 minutes whilst London Paddington can be reached in approximately 2 hours and 8 minutes.



DESCRIPTION

The site occupies an important block of strategic land, surrounded by a largely residential area in an elevated position with part of the site looking over the town centre and on to the Black Mountains in the distance.

The site was previously operated historically as a 9 hole members golf course and the club ceased trading in May 2006. There is a small area within the site occupied by a telecoms mast not included in the sale as highlighted on the OS plan on the front of these details.

SERVICES

We understand that all mains services will be available to the site but any purchaser must make their own enquiries to the statutory authorities to establish the full details.



ACCOMMODATION

The site more particularly comprises the approximate gross area 20.0 acres (8.1ha).

PLANNING

The site has no existing planning permission and was previously used as a members golf club for leisure use.

The property is located within the South Worcestershire Development Plan adopted on 25th February 2016 that is under review. Any prospective purchaser should establish further information by contacting the Worcester City Council Planning Department on 01905 722233.

PRICE/RENT

Offers are sought for the freehold interest.

VAT

All figures discussed or agreed will be exclusive of VAT if applicable.

TENURE

The property is freehold with vacant possession.

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LEGAL COSTS

Each party are to bear their own legal costs in respect of the sale of the property but the vendor will request an undertaking for abortive legal costs should the prospective purchaser withdraw from the transaction once contracts have been issued.

VIEWING

Strictly via the agents Eddisons:

Contact: Gilbert Harvey

Email: Gilbert.Harvey@eddisons.com

Tel: 01536 483400

Mobile: 07730 416962

RATES

We understand that the property does not have a rateable value currently assessed to it with the exception of the telecoms mast and site that is an isolated freehold within the main area and is excluded from the sale.

Any prospective purchaser should make their own enquiries to the Worcestershire City Council Rating Department on 01905 722233.

ANTI-MONEY LAUNDERING

Please note that all prospective parties will need to be verified for Anti Money Laundering purposes prior to any transaction being completed.



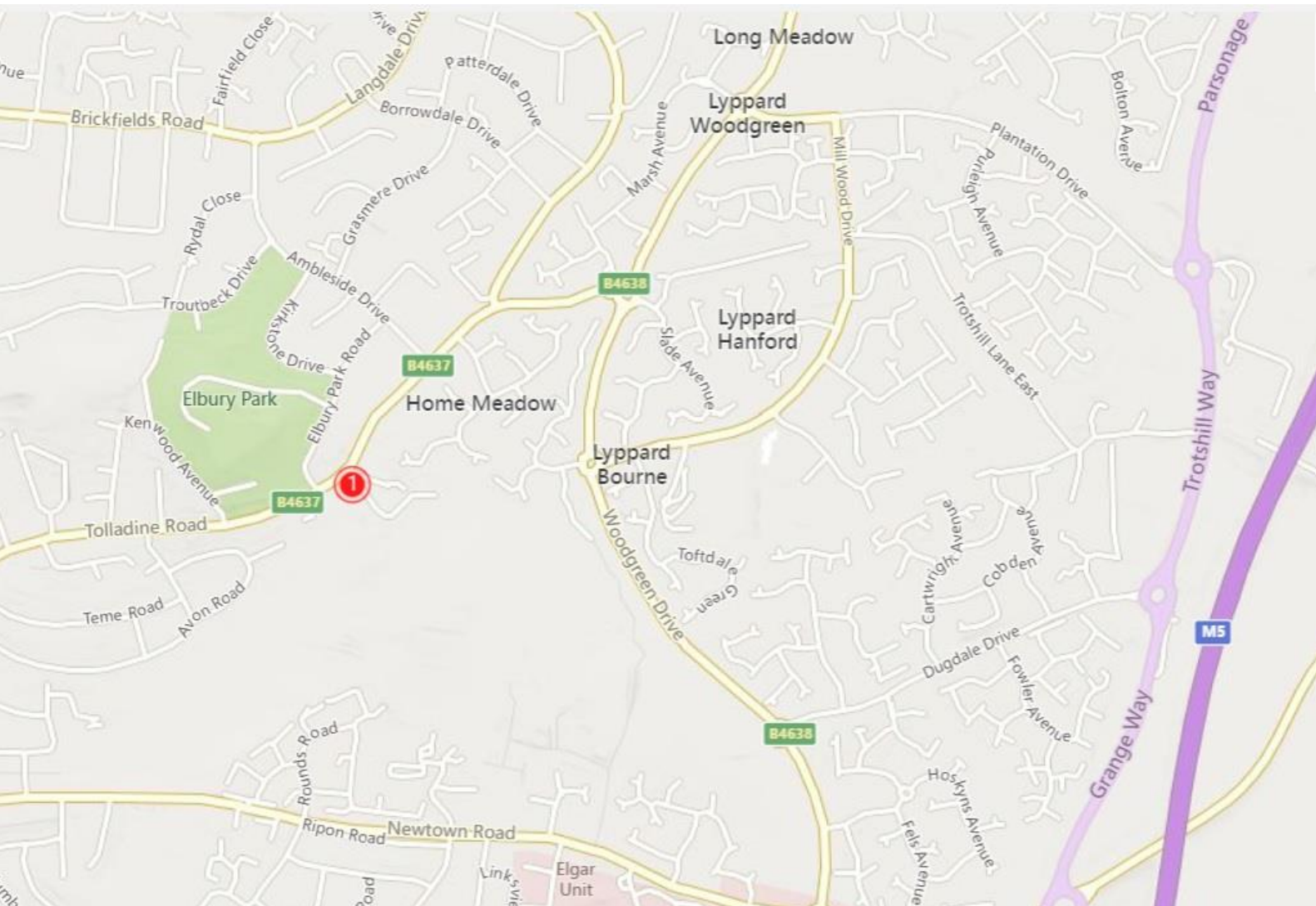
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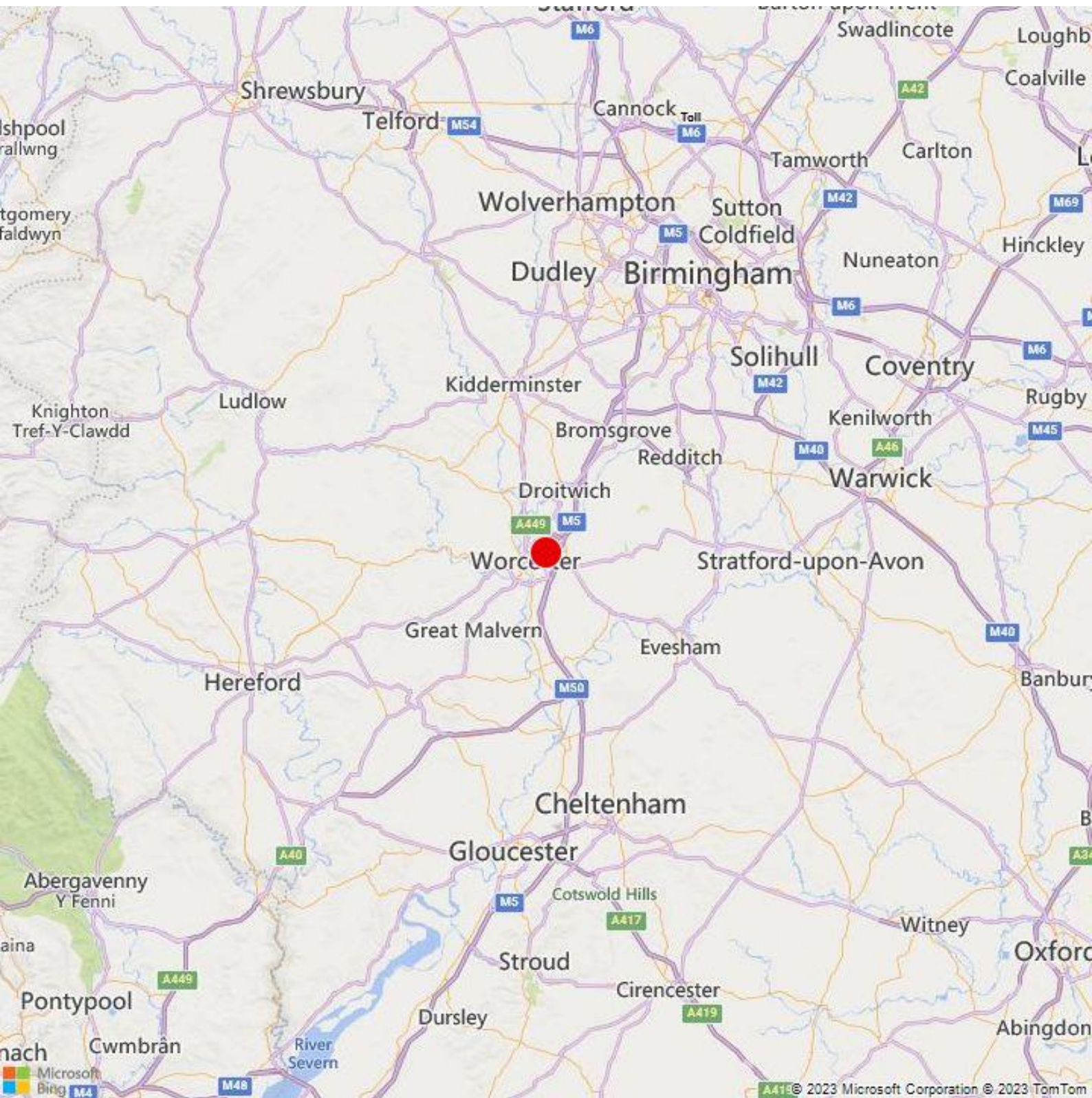
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