



Sanderson  
Weatherall

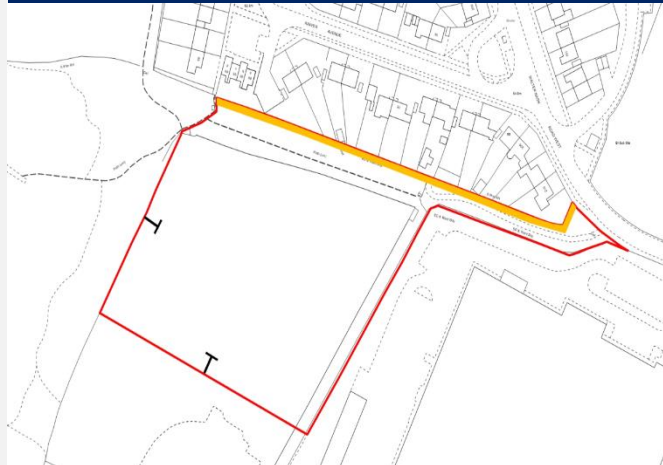
**FOR SALE BY INFORMAL TENDER**  
**Offers invited by 19 August 2024**

An aerial photograph showing a large, irregularly shaped plot of land outlined in red. The plot is situated between a residential area with houses and a road to the north, and a large industrial building with a white roof and a parking lot to the south. The land within the red outline appears to be a mix of grass and trees. A road curves around the right side of the plot. In the bottom right corner of the image, there is a white rectangular box containing the text 'FOR IDENTIFICATION PURPOSES ONLY'.

**FOR IDENTIFICATION PURPOSES ONLY**

**LAND OFF ZORTECH AVENUE, WALTER NASH ROAD WEST,  
KIDDERMINSTER, WORCESTERSHIRE, DY11 7DY**

[sw.co.uk/caravanparks](http://sw.co.uk/caravanparks)



**Land off Zortech Avenue**

**Undeveloped Residential Gypsy & Traveller Park Opportunity**

Approximately 1.48 hectares / 3.66 acres

Allocated in the Local Plan for 16 pitches

**Offers are invited on either of the following basis by 5pm on the 19th August 2024**

- 1 – The site is purchased as seen, with the buyer bearing the full costs of the remedial works prior to development.
- 2 – The site is to be provided with remedial works carried out prior to the completion of the sale (at the Local Authorities cost).

Ref: DVN1976

**THE OPPORTUNITY** On behalf of Wyre Forest District Council we are pleased to be offering the freehold interest in the following site for the development of gypsy and traveller pitches.

The site is allocated in the Local Plan as a Gypsy & Travellers site for a total of 16 pitches.

Subject	Decision	Reason for decision	Date for Decision to be taken
Disposal of land at Zortech Avenue, Kidderminster	Delegated authority be given to the Head of Strategic Growth in consultation with the Head of North Worcestershire Economic Development and Regeneration to dispose of the freehold of the land owned by Wyre Forest District Council located at the rear of Zortech Avenue, Kidderminster on the terms set out in this report, including the determination of the disposal price.	To enable the sale of land to meet the local gypsy and traveller need on an allocated site.	02/02/2024

**SITUATION** The property is located in Worcestershire approximately mid-way between Kidderminster to the north and Stourport on Severn to the south.

The area is accessed via the A451 / Stourport Road which runs north to south, onto Walter Nash Road West and into Zortech Avenue. The subject land forms the northern part of a former golf course.

Local facilities and amenities are available in Kidderminster and Stourport on Severn. The City of Birmingham to the north east and Worcester to the south.

Nearby places of interest include Burlish Top Nature Reserve, Wyre Forest National Nature Reserve, West Midlands Safari Park, Bewdley, Hartlebury Castle, Witley Court and Gardens.

**DESCRIPTION** The site is mainly level and comprises approximately 3.66 acres (1.48 ha) of grassland which was part of the former Burlish Golf Course. It is adjacent to a large refurbished industrial estate and adjoins the Burlish Top Nature Reserve. We understand the site has been extensively tipped with hardcore and was used in recent years as an overspill car park.

Access to the site will need to be adequately provided via the existing roadway on Walter Nash Lane West or if off Zortech Avenue additional works will be required to reroute to the south of the industrial development land adjoining

Buffering is to be provided to screen the adjacent Burlish Top Nature Reserve and residential dwellings

Any development will need to ensure standards set out in Policy DM.5 for Gypsy & Traveller pitches are met

## INFORMAL TENDER

Offers are invited for the freehold interest, on an informal Subject to Planning basis only.

To successfully deliver the site for Gypsy & Traveller pitches there are remedial works required to clear and level the site ready for development.

Your offer is to be made having regard to this and you should make clear in the offer one of the following;

1 – The site is purchased as seen, with the buyer bearing the full costs of the remedial works prior to development.

2 – The site is to be provided with remedial works carried out prior to the completion of the sale (at the Local Authorities cost).

**Indicative offers are to be submitted by email to Sanderson Weatherall at [edwards.devon@sw.co.uk](mailto:edwards.devon@sw.co.uk) no later than mid-day Monday 19<sup>th</sup> August 2024, and should include the adjacent information.**

Any acceptance of a final offer will be made on a strictly Subject to Contract basis.

Wyre Forest District Council is not obliged to accept the highest or any offer submitted.

We will look to notify all parties of the outcome within 5 working days of the submission date.

1. **Purchaser details:** the identity of the proposed purchaser, confirmation that the offer is made as principal for your own account, and confirmation of any partnership arrangement with any other party.

2. **Offer:** Proposed purchase price on a Subject to Planning basis with any conditions attached.

3. **Proof of Funding:** an explanation of how you propose to finance the purchase / capital expenditure required to develop the sites.

4. **Approvals:** Confirmation that your offer has received the necessary Board approvals (if required).

5. **Due Diligence:** an outline of additional information requirements and a description of the due diligence you will require to complete the transaction.

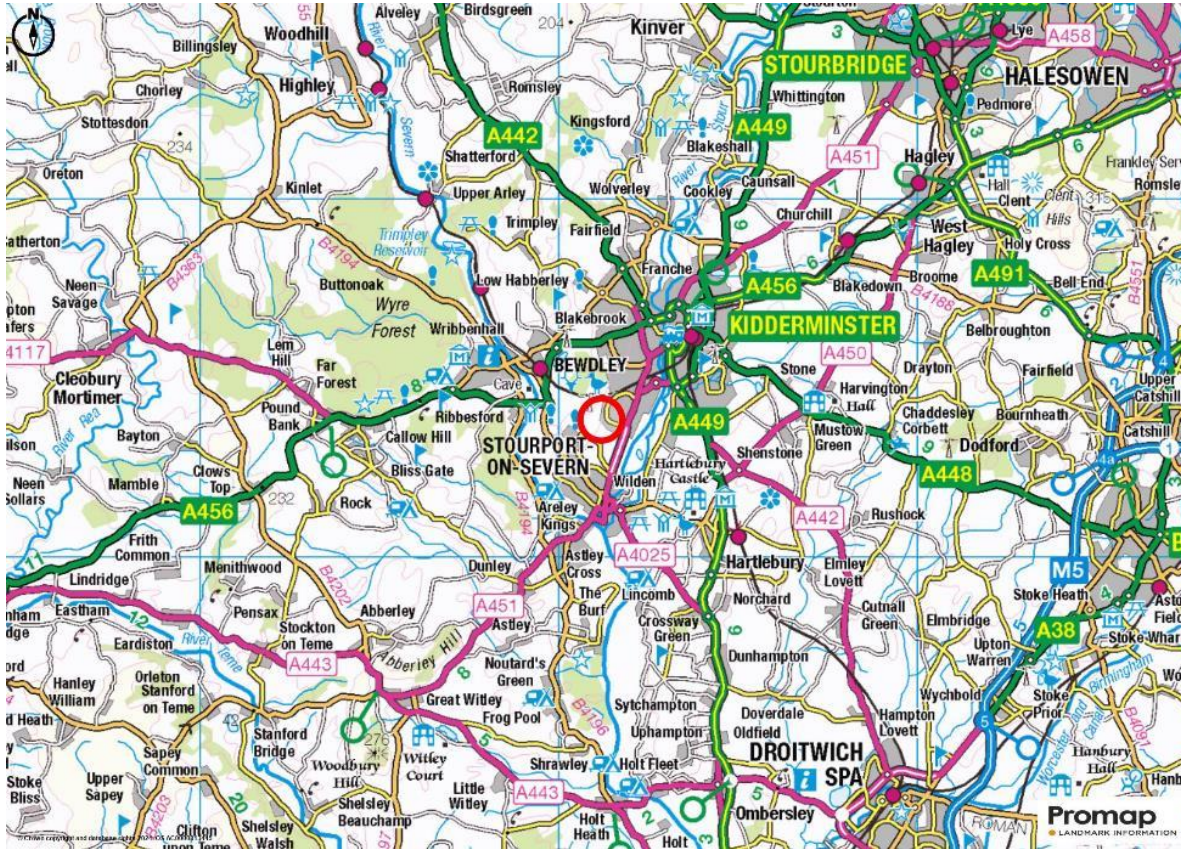
6. **Contact details:** the names, roles and contact details of the key members of your organisation who are working on the proposed opportunity together with details of any advisors you intend to use.

7. **Timescales:** Your proposed timetable for mobilisation of your operation to include the key dates - anticipated time to submit planning application, completion of the transaction and development schedule.

8. **Other information:** any other matters of which Wyre Forest District Council should be aware in assessing your indicative offer.

The indicative offer should be in English, dated and signed by an authorised individual, whose capacity should be stated.

**MONEY LAUNDERING** In accordance with the Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



**VIEWING** Strictly and only by prior appointment through the vendors' Sole Agents Sanderson Weatherall LLP

Lee Southan MRICS

Tel: 01884 256 741

Mobile: 07712 438 215

Email: [edwards.devon@sw.co.uk](mailto:edwards.devon@sw.co.uk)

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has visited the site.

**Sanderson Weatherall**

**30 Queen Square, Bristol BS1 4ND**

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

July 2024

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Weatherall**

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