



Development Site at Hurdman Road, West Worcester WR2 5GJ

HOWKINS &
HARRISON

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An opportunity to acquire a freehold development site with potential for residential or a mixed use development scheme in the centre of an established development on the west of the city

Guide price: £600,000

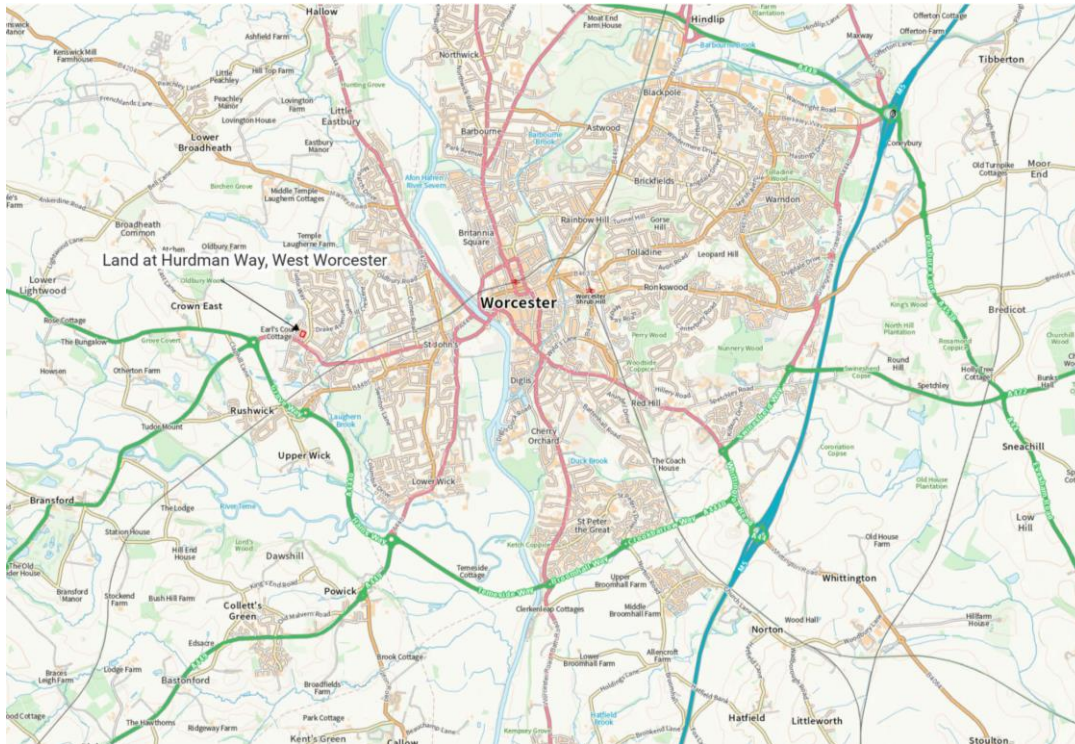
Site Area approximately 0.32 ha (0.79 acres)

Description

The site at Hurdman Road offers a unique opportunity to acquire a site in the centre of an established Redrow edge of city development scheme that has potential for a residential or a mixed use development scheme, subject to obtaining the necessary planning consents.

The site extends to 0.32 ha (0.79 acres) and is a level rectangular shaped area of land between existing residential development bounded to the north, west and south by residential access roads and to the east by residential dwellings. The land has no existing physical boundaries and is shown on the attached site plan edged red.





Description Continued

The three South Worcestershire Councils have updated their Local Development Schemes (LDS). The site at Hurdman Road was allocated for up to 13 residential units SWDP43n (Worcester, Earls Court Farm), within the South Worcestershire Development Plan review, this was adopted in February 2016.

As part of the original development scheme (Ref. P07K056) the site was allocated within the S106 (signed in December 2007) for community use (shops, doctors surgery, dentists, Church etc.), however this was overtaken by the South Worcestershire Development Plan. The new proposed Local Centre has now been allocated within the master plan of the larger Earls Court Farm Phase II (to the west of the site). For information this reference is 15/01419/OUT granted on 16/12/19 by Malvern Hills District Council.

Other Information

The land is within flood zone 1 and has a low probability of flooding.

Phase I & Phase II Geo-Environmental Assessment Report has been commissioned by the vendors and is available within the data room.

An archaeological survey has been carried out and did not identify any issues on the site, this has been signed off by Worcester City Council and is available within the data room.

Planning

No specific discussions or pre-application advice has been sought with Worcester City Council. It is anticipated that interested parties will make their own enquiries with the planning department as to the suitability, density, housing type and designs as well as any CIL implications.

The agent is of the opinion that the allocation of the site for a residential development scheme within the city boundary is a positive sign and the site should be looked upon favourably by the City Council at the appropriate time.





Affordable Housing

The adopted SWDP states that all new residential development will contribute to the provision of affordable housing. The number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need, specific site and location factors and development. On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.

Situation

The land is situated to the west of the Worcester City Local Authority boundary off the A44 Bromyard Road. Specifically the site is off Earls Court Way leading to Brigginslaw Avenue and Hurdman Road.

The centre of Worcester is about 2 ½ miles to the east and brings with it a wide range of shops, services, amenities and recreational and cultural activities.

Junction 7 of the M5 is about 5.5 miles to the east, leading north and south. Cheltenham is about 27 miles to the south, Birmingham City Centre 35 miles to the north with the International Airport (and train station) about 40 miles. The heart of the Malvern Hills AONB is 11 miles away with the Cotswolds AONB about 45 miles to the south east.

The location is shown in more detail on the location plan.

General Information

Tenure & Possession

The property is offered freehold. Vacant possession will be given upon completion.

VAT

The vendors have not opted to tax as yet but reserve the right to do so. Any change will be notified.

Services

The property is not directly connected to any services.

However, mains water, drainage (both unadopted), electricity and gas are available within the adjacent roadways. Interested parties will need to make their own enquiries as to the suitability and availability of mains services.

Plan, Area & Description

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendors or their agents in respect of any error, omissions or mis-description. The plan is for identification purposes only.

Rights etc.

The land has access and frontage to the highway (pending adoption) along Briggshaw Avenue and Hurdman Road. These roads are now under a Section 38 three year management plan which began in January 2021. The one year drainage management plan began in November 2020.

We are not aware of any rights of way, easements or wayleaves that benefit or affect the land in any way.

Land Registry Title

The land is formed of two title numbers (WR126412 & WR193967). One part was retained by the vendors (as the community centre) and the other was recently transferred back from Redrow following completion of the infrastructure of the development.

Method of Sale

The property will be offered for sale by private treaty and the vendors will consider a subject to planning deal or an outright purchase.

No closing date has been set, therefore purchasers should forward their offers to the agent at their earliest convenience. If the sale is to be concluded by best and final offers prospective purchasers will be advised in good time.

For access to the Data Room please contact the agents as listed on the next page.



Local Authority & Utility Companies

Worcester City Council 01905 722233 planning@worcester.gov.uk
Severn Trent Water 0800 7076600 new.connections@severntrent.co.uk
Western Power 0121 6239007 wpdnewsuppliesmids@westernpower.co.uk

Vendor Solicitor

Seymours Solicitors, 45 Blondvil Street, Coventry CV3 5EQ
02476 553961
Contact: Rob Fardoe

Viewing

The site can be viewed during daylight hours with a copy of these particulars to hand.

For more information please contact:

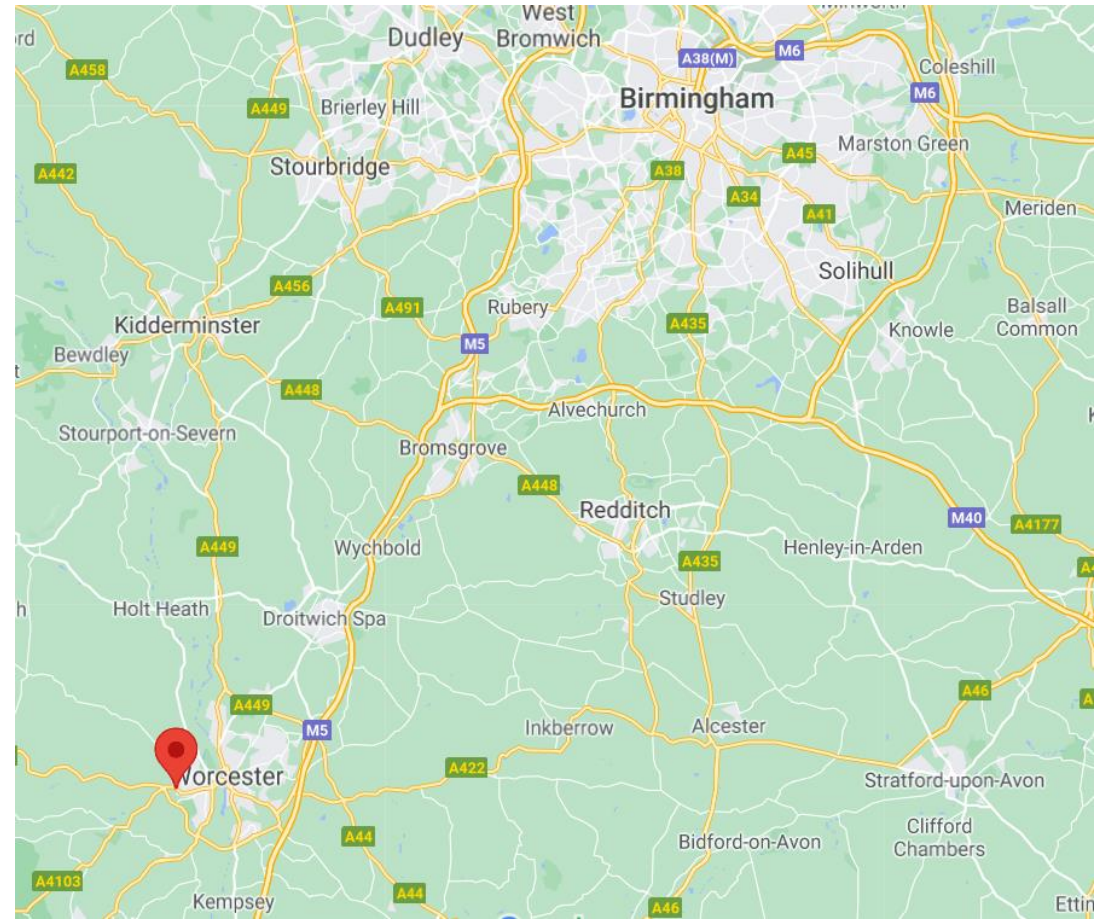
Tim Howard – 01788 564685

tim.howard@howkinsandharrison.co.uk

or

Helen Frampton – 01788 564743

Helen.frampton@howkinsandharrison.co.uk



Howkins & Harrison Rugby

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564680
Email rurural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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