

LAND ADJACENT TO  
GLASSIER WINDOWS  
DRAKES BROUGHTON  
PERSHORE WR10 2AG  
**FOR SALE**

GUIDE PRICE: £1,650,000

Land with development potential  
(subject to planning)

Approx 5.65 acres (2.28 hectares)

#### DIRECTIONS

From Pershore High Street, head northwest on B4084 towards Cherry Orchard for 0.2 miles, continue onto Worcester Road (A4104) for 0.1 mile, continue straight onto Worcester Road (B4084) for 2.2 miles and the destination will be on your right.

#### SITUATION

The land is located in Drakes Broughton close to the village of Pinvin, with Pershore being 3.2 miles away and Worcester City Centre 8 miles away (all mileages are approximate). The location plan shows that the land is excellently situated, being very close to major motorway and rail networks, providing travel time to London by rail of approximately 1 hour. This, together with the very high calibre of industrial units recently constructed at the entrance to the site, provides an ideal location for large company headquarters, prestigious office accommodation etc. There are also excellent road links to the land, which is neighboured by Glassier Windows.

#### DESCRIPTION

The land comprises 5.65 acres with potential for development (subject to planning). Access to the site is through Drakes Broughton Business Park, just off the main road (B4084) which has been constructed to an extremely high standard.

#### SERVICES

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

#### LOCAL AUTHORITY

Wychavon District Council, [www.wychavon.gov.uk](http://www.wychavon.gov.uk), 01386 565000

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's official authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

#### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is being 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.

#### TENURE

The site is understood to be held freehold and is to be sold with the benefit of vacant possession.

#### AREAS AND DIMENSIONS

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

#### LEGAL COSTS

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

#### SECURITY

The vendor will require proof of funding before any offer is accepted.

#### VAT

All figures are quoted exclusive of VAT, which may be charged at the prevailing rate. Interested parties are advised to make their own enquiries in this regard.

#### MONEY LAUNDERING

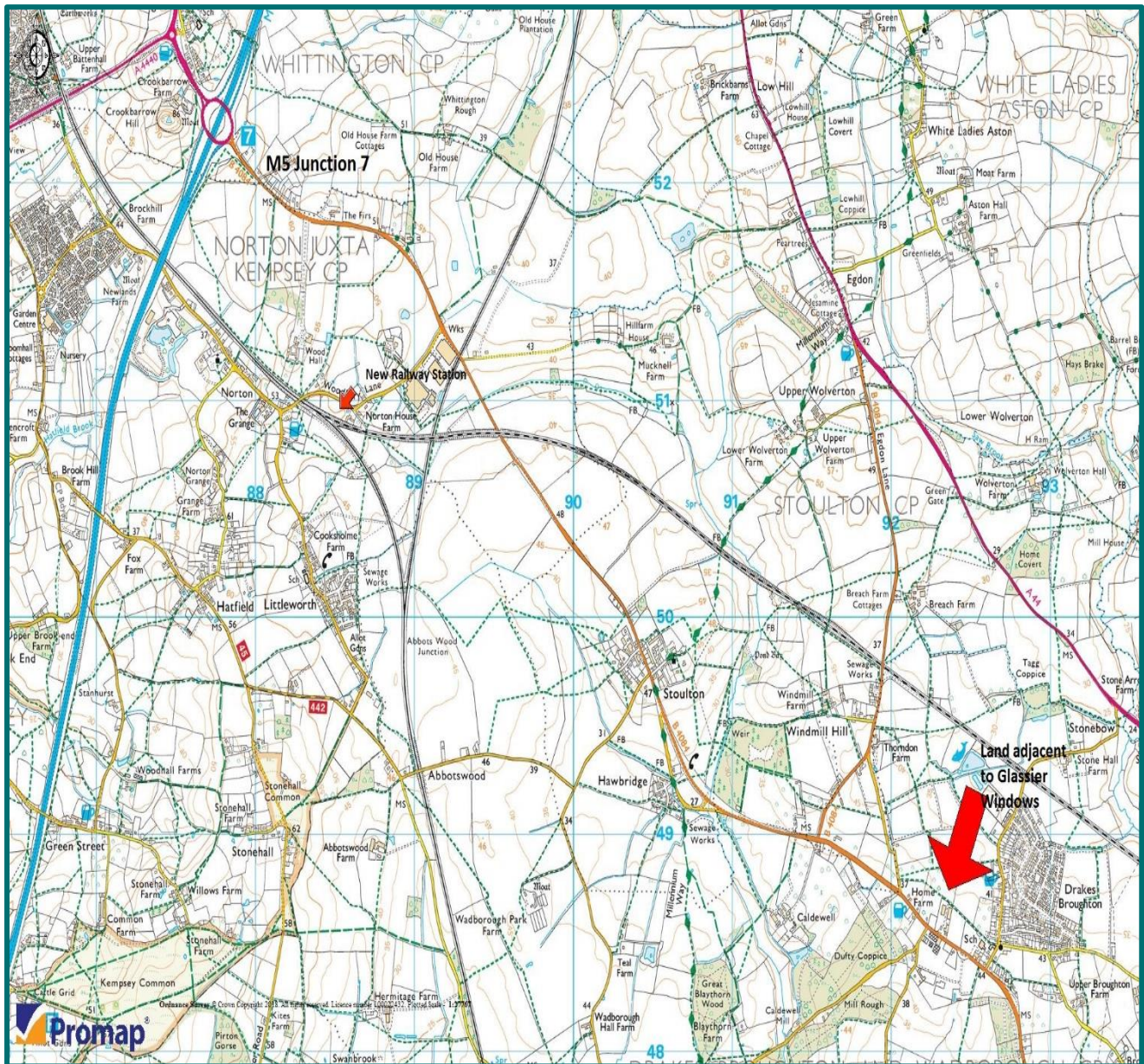
In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

#### VIEWINGS

Strictly by prior appointment with the sole selling agents:-  
Centrick Commercial 01905 783297







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