

**Land Adjacent To A44, Abbey View Road, Pinvin, West Midlands WR10 2DT**

## **Freehold Development Opportunity**

- ▶ **Offers in excess of £400,000**
- ▶ **Site area of 1.84 acres (0.74 hectares)**
- ▶ **Planning permission for the construction of a new drive through coffee shop (W/23/00714/FUL)**
- ▶ **Average daily traffic flow of 11,400 vehicles**

For enquiries and viewings please contact:



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### Location

The site is located along the A44 westbound, with an annual daily traffic flow of 11,400. The A44 connects Pershore to Junction 6 of the M5, approximately 7.4 miles to the northwest and Evesham to the southeast.

Pershore Trading Estate is in close proximity to the site and has a number of regional and independent occupiers. There is a development of 246 new homes located 1 mile from the site, with over 100 now built.

Pershore is served by a local train station with regular services to Gloucester and Oxford Station.

### Description

The site comprises greenfield land adjacent to an existing Shell petrol filling station, with ASDA On The Move, Greggs and Starbucks concession.

The site has a c.420ft frontage to the A44 and is accessed via the existing PFS.

### Accommodation

	Hectares	Acres
Site Area	0.74	1.84
<b>Total</b>	<b>0.74</b>	<b>1.84</b>

### Planning

The land currently has planning permission for the construction of a new drive through coffee shop and landscaping. Planning permission was granted in August 2023 expiring in August 2026.

Detailed information is available via the agents or on the Wychavon District Council website. The full planning permission reference is W/23/00714/FUL.

### Tenure

The site is available to buy with vacant possession.

### Price

Offers in excess of £400,000

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party is to bear their own legal costs incurred

### Viewings

The existing petrol filling station is operational and therefore viewings are by appointment only with sole agents Innes England;

Sam Hall - 07929 204405

Matthew Hannah - 07831 319801

### Information Pack

Further information is available from the agents including;

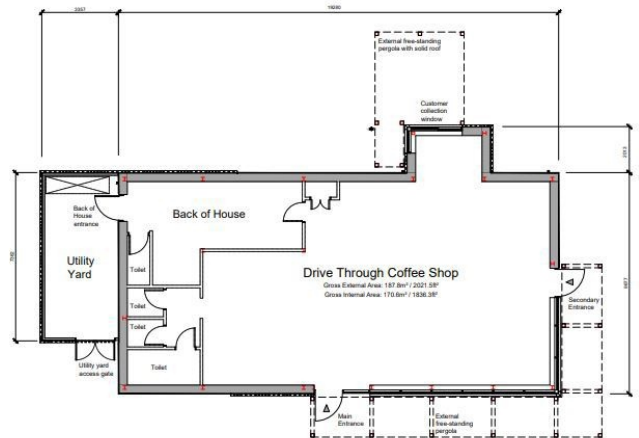
- Title Plan
- Title Register
- Flood Risk Information
- Proposed development plans

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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