

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Red line for indicative purposes only

Land off Lenchwick Lane, Evesham, WR11 4TG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

GUIDE PRICE £450,000

- Permission in Principle for upto 9 dwellings.
- Peaceful rural hamlet within close proximity to Evesham.
- Reference: W/25/00853/PIP.
- Subject to Planning Permission.
- Phase 1 Archaeology complete.

Situation

The site is located in the rural hamlet of Lenchwick, approximately 3 miles north of the market town of Evesham, offering an attractive countryside setting with excellent access to local amenities. The A46 provides convenient road links to Stratford-upon-Avon, Tewkesbury and the wider Midlands, while Evesham railway station offers direct services to Worcester, Oxford and London Paddington.

Access

The land is currently accessed using a shared driveway off of Lenchwick Lane.

Tenure & Possession

The land is to be sold freehold.

Development Area

The site comprises approximately 1.48 acres (0.6 hectares) of arable land and forms part of title WR198029.

Local Authorities

Local Authority - Wychavon District Council

South Worcestershire Development Plan 2016

Planning

The site has the benefit of an approved Permission in Principle under ref: W/25/00853/PIP for up to 9 dwellings. It is located in close proximity of Norton & Lenchwick which is classified as a Category 4 Village in Policy SWDP2.

Archaeology

A geophysical survey has been undertaken across the Property and identified several anomalies of potential archaeological interest, including features that may be associated with the historic medieval Grange and Chapel at Lenchwick. The survey forms part of the planning work completed to date, and the full report is available within the data room.

What3Words

///honest.nanny.vaulting



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Method of Sale

Sheldon Bosley Knight has instructions to market the site via an informal tender process. The vendor does not undertake to accept the highest or indeed any offer. Offers are invited on a subject to planning basis.

Disclaimer

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans (based on the Land App digitalised mapping data), measurements, text, and photographs are for identification purposes only.

Health & Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 (option 3) or by email to the Agent, Ella Bentall, at Eleanor.Bentall@sheldonbosleyknight.co.uk

Data Room

Available upon request

Plans, Areas & Schedules

These are based on the Land App

digitalised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Offers

Are to be sent to Ella Bentall.

Money Laundering, Terrorist Financing and Transfer

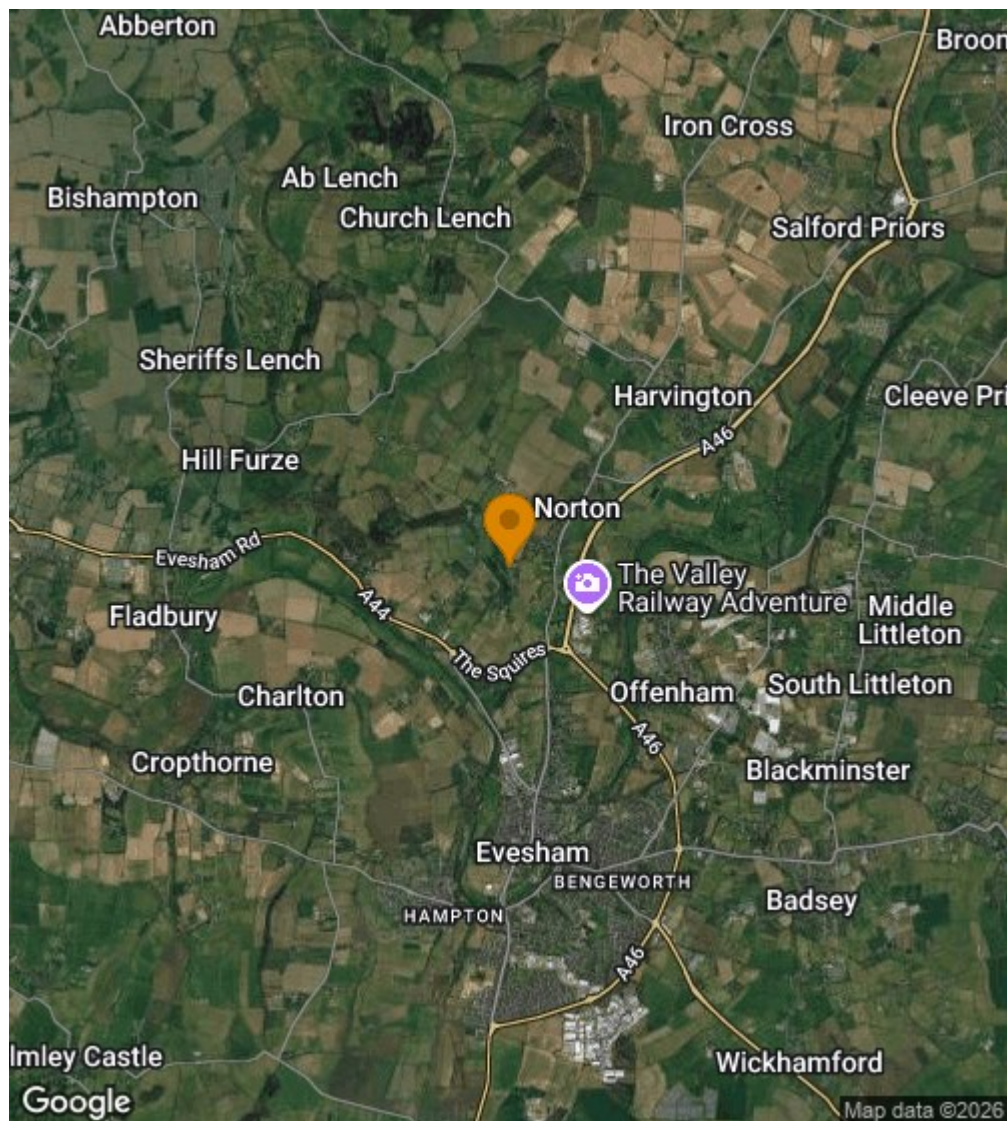
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.



Location



Plan



For further information please call 01608 661666 (Option 3) or email Eleanor.Bentall@sheldonbosleyknight.co.uk