



Land at Walshes Farm,
The Common, Abberley, Worcestershire



LAND AT WALSHES FARM, ABBERLEY



Land at Walshes Farm, The Common, Abberley, WR6 6AY



Residential Development Opportunity

- Gross Site Area – 3.60 acres (1.46 hectares)
- Outline Planning Permission for 26 dwellings
- Picturesque Village Location
- Local Facilities and Amenities
- Freehold
- Vacant Possession

We are instructed to seek offers for the freehold interest in the property.

Location

The site is located in the heart of the picturesque and sought after village of Abberley, Worcestershire.

The village of Abberley lies South West of Kidderminster, surrounded by the beautiful Worcestershire countryside and has an excellent community spirit with fine facilities including a church, public house, primary school and well reputed independent preparatory school, general store and post office. The Village is also within the catchment area for the Chantry School in Martley.

Kidderminster and Worcester offer a larger range of shopping, recreational and educational facilities.

Main line railway stations at Worcester and Kidderminster provide regular services into Birmingham along with a direct service to London.



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Residential development opportunity

Description

The site extends to approximately 3.60 acres (1.46 hectares) and has previously been in agricultural use. The site is accessed from the B4202 Clows Top Road which is an adopted highway.

The surrounding area is predominantly residential to the south and east, characterised by a mix of semi-detached and detached properties. The site is surrounded by open countryside to the north and west.

Lying on the edge of the village, the development will benefit from excellent views of the open countryside and from being within walking distance of all the local facilities and amenities.

Planning Permission

The site benefits from outline planning permission for the erection of 26 dwellings under application reference 16/00816/OUT.

The planning permission will be subject to a Section 106 Agreement which is expected to allocate 10 of the properties as affordable housing, therefore giving a total of 16 open market units.

The sizes of the dwellings under the proposed scheme are as follows:

Open Market Dwellings

Plot Number	House Type	Sq Ft	Sq M
17, 18, 19	5 Bed Detached	1,750	163
10, 13, 15	4 Bed Detached	1,500	139
14, 16, 20	4 Bed Detached	1,400	130
9, 11, 12, 21, 22	3 Bed Detached	1,050	98
7, 8	2 Bed Semi	850	79

Affordable Dwellings

Plot Number	House Type	Sq Ft	Sq M
6, 24, 25, 26	3 Bed Semi	939	87
1, 2, 3, 4, 5, 23	2 Bed Semi	802	75

In addition to affordable housing, Draft Section 106 costs are approximately £79,588.74 broken down as follows:

Affordable Housing (commuted sum)	£25,594
Public Open Space	£50,088.74
NHS Trust	£3,906
Total	£79,588.74

In addition to the section 106 contributions, the planning permission is subject to a **Community Infrastructure Levy payment of £77,667** to Malvern Hills District Council.

Opportunity

The opportunity exists for a developer to acquire and build out this exciting residential development scheme in the popular village of Abberley, subject to receiving reserved matters planning permission.

We would expect high buyer demand for the open market properties given that the village of Abberley is very well located, has good access to local services and is convenient not only for Kidderminster but also for commuters to Birmingham and Worcester.

Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

Services

It is understood that all mains services are available to the site although prospective purchasers should make their own enquiries in this regard.

Data Room

A data room containing a full suite of planning and technical documents can be found at <http://landatwalshesfarm.com>.

Local Services and Authorities

Malvern Hills District Council
Council House
Avenue Road
Malvern
WR14 3AF

Tel: 01684 862221

VAT





Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

The site can be viewed at any time from Clows Top Road.

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	Travel distances
	Kidderminster 9.6 miles, Worcester 14.4 miles, Birmingham 43.2 miles
	Worcester Foregate Street 14.4 miles Worcester to London Paddington = approx. 2 hours 19 mins
	Nearest airport = Birmingham International 38.6 miles

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