

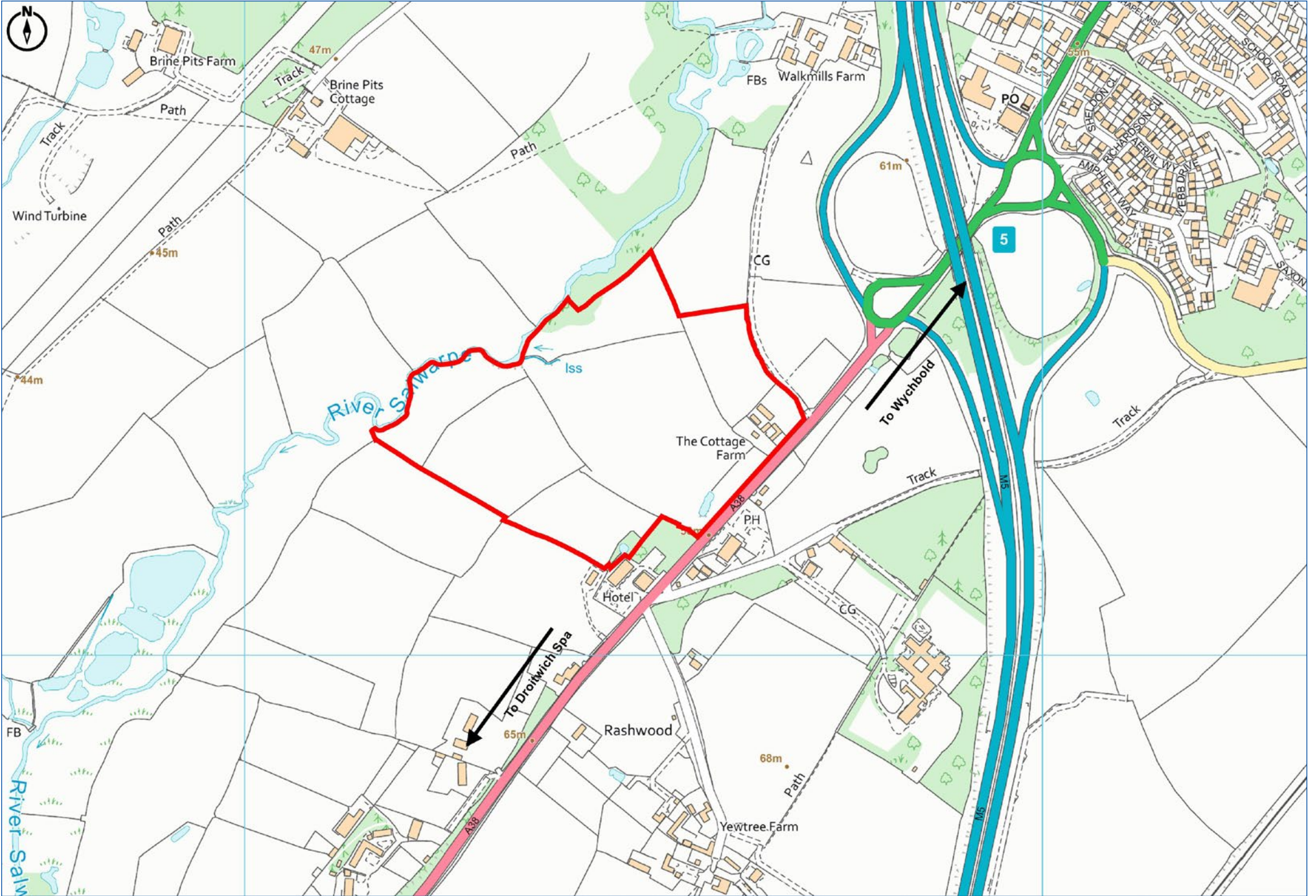


# COTTAGE FARM

RASHWOOD | WYCHBOLD | WORCESTERSHIRE









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COTTAGE FARM OFFERS A PREMIUM COMPARTMENT OF STRATEGIC LAND WITH COMMERCIAL DEVELOPMENT POTENTIAL, WITH DIRECT ACCESS FROM THE A38, A SHORT DISTANCE FROM JUNCTION 5 OF THE M5.

*Cottage Farm forms an excellent development and investment opportunity for the potential redevelopment of the existing Cottage Farm site at Rashwood which is a vibrant village on the outer edge of Wychbold, positioned just three miles north-east of Droitwich Spa and midway between the popular town of Bromsgrove and city of Worcester. The site would lend itself to be developed for commercial purposes subject to obtaining the necessary planning consents. This site has potential to provide an excellent opportunity for developers and investors to acquire ringfenced site with commercial and residential appeal in a key strategic location.*

- Superb location adjacent to the A38 between Droitwich Spa and Wychbold •
- Excellent accessibility from the A38 to the A442, M5 (J.5) and M42 •
  - Prime Commercial Development and Investment Opportunity •
  - Subject to a development clawback overage provision •
- Excellent strategic position between Bromsgrove and Worcester, close to the village of Wychbold •
- Key transport and commuting route and within close proximity to Junction 5 of the M5 •
  - Site Area – approximately 28.31 acres (11.46 hectares) •

Wychbold 0.7 miles • Droitwich Spa 2.1 miles • Bromsgrove 5.3 miles  
Worcester 9.7 miles • Birmingham 21.3 miles • Gloucester 34.3 miles  
Hereford 36.1 miles • Bristol 68.6 miles • London 122 miles  
Droitwich Spa Railway Station 2.1 miles • Bromsgrove Railway Station 4.7 miles • Birmingham New Street Station 19.5 miles  
Birmingham Airport 25.8 miles • Heathrow Airport 110 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.









## LOCATION & SITUATION

Cottage Farm is well positioned adjacent to the A38, to the western edge of Wychbold, a busy Worcestershire settlement. There are several existing commercial premises in close proximity which include Starbucks, Travel Lodge and The Robin Hood public house with sound connectivity to the M5 motorway.

Wychbold is a thriving Worcestershire village positioned between Bromsgrove and Droitwich Spa, and benefitting from a very accessible location to principal Bromsgrove, Droitwich Spa, Birmingham, Midlands and South-West road networks. The property is situated in open countryside within the Green Belt, close to the settlement boundary of Droitwich Spa adjacent to the A38 providing direct access to the town of Bromsgrove and city of Worcester. The A38 provides a direct connection to the A442 and Junction 5 of the M5 is within touching distance giving access to the midlands and south-west and in turn connecting to the M42, M4 and London to the south-east within approximately two hours and 30 minutes' drive.

Droitwich Spa, just 2.1 miles from the site, is a historic spa town with a good array of schools. Droitwich also offers an up market traditional town centre and the St Andrew's Square shopping precinct offering an array of upmarket retail outlets and an extensive range of recreational and leisure facilities.

Bromsgrove just 5.3 miles to the north is a traditional Worcestershire market town with a strong range of state and independent schools at all levels including the renowned Bromsgrove School. The town benefits from a good array of local facilities including Sanders Municipal Park, the local library and Bromsgrove Sports and Leisure Centre as well as an array of bars and restaurants.

The burgeoning cities of Birmingham and Worcester are close by with populations of 1,149,000 and 103,900 respectively. Both cities provide comprehensive recreational facilities as well as benefitting from multiple schools and universities making them key hubs for education, recreation and commerce with thriving populations. Many businesses operate out of Birmingham and Worcester providing increased demand for commercial premises and office space in the area.

## COTTAGE FARM SITE

The primary access opens into a rectangular yard area with ample parking for several vehicles. Beyond this is a courtyard of three dilapidated brick and tin sheeted buildings, two open sided corrugated Dutch barns and a dilapidated brick and mortar-built cottage. The land extends out to the north-west and south-west of the buildings and comprises five field enclosures of pastureland benefitting from an independent roadside access and frontage from the A38 to the south-east and bordering the River Salwarpe to the north-west. The site is serviced by the two existing vehicular and one foot access direct from the north side of the A38.





## PLANNING

In planning terms, the site is positioned within open countryside, but does benefit from a pedestrian footpath access and two vehicular accesses direct from the north side of the A38 giving access to Starbucks, Travel Lodge and the Robin Hood public house all within a short walking distance as well as being within walking distance of Wychbold itself.

The land is all designated as Green Belt, with the existing cottage and majority of outbuildings in a severely dilapidated state meaning that any residential status has long since lapsed. The land is however, considered to have strategic planning potential being sustainably located within a short proximity of the settlements of Droitwich Spa, Wychbold and also the major arterial road network via Junction 5 of the M5 Motorway.

The number 144 bus stops outside of Cottage Farm giving access in both directions to Droitwich Spa railway station (circa 2.2 miles) and Bromsgrove railway station circa 4.7 miles.

## KEY INFORMATION

**Services:** Mains water and mains electricity are connected to the site. All interested parties are to make, and rely upon their own enquiries, in relation to the availability and connection costs of connecting to any of the required services.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

**Sale Method:** Cottage Farm is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

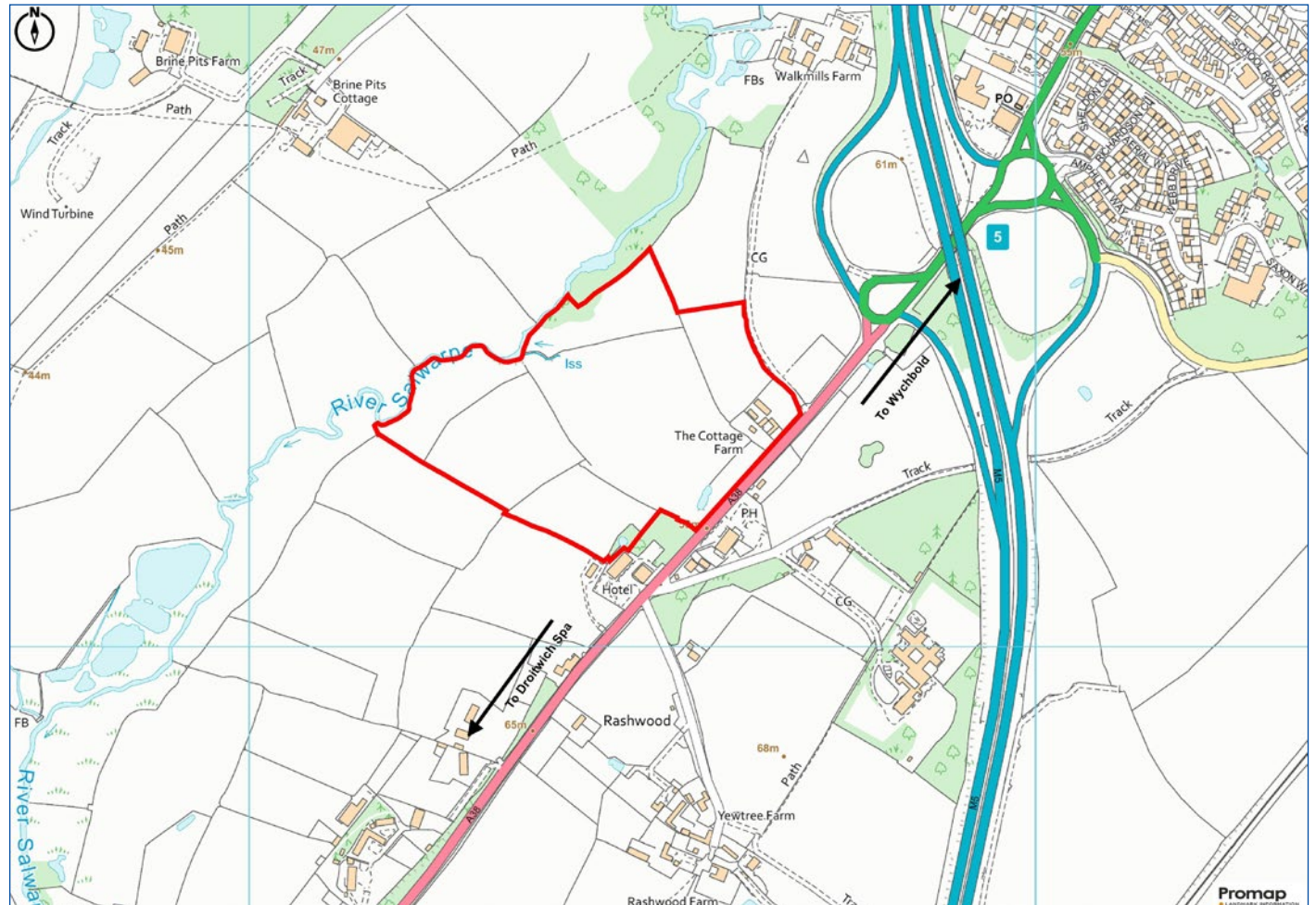
**Overage Clause:** A development clawback overage provision will be incorporated into the sale contract to capture 30% of the uplift of any future residential and commercial development that may come forth for a period of 25 years from the date of sale.

**Local Planning Authority:** Wychavon District Council: 01386 565 565 [planning@wychavon.gov.uk](mailto:planning@wychavon.gov.uk)

**Expressions of interest:** Interested parties should formally express any interest in the site by emailing confirmation to [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) to ensure that they can be provided with any updates that arise throughout the marketing period.

**Viewings:** Strictly by appointment with the selling agents. It is advised that vehicles are best parked in the Travelodge Car park and for viewing parties to then walk down to the entrance to the site.

**Directions:** From Junction 5 of the M5, at the roundabout proceed onto the A38 in the direction of Droitwich and Worcester. After 175 metres the entrance to the property will be on the other side of the road on the Right. Proceed for an additional 300 metres and Rashwood Services (Starbucks and Travelodge) will be on your right-hand side where you can park.



**Powells**

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## IMPORTANT NOTICE

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