



Subject Site

To Wychbold

A38

Starbucks/
Travel Lodge

Robin Hood
Public House

LAND AT COTTAGE FARM, RASHWOOD

WYCHBOLD | WORCESTERSHIRE



LAND AT COTTAGE FARM

RASHWOOD | WYCHBOLD | WORCESTERSHIRE | WR9 0BS

STRATEGIC LAND WITH COMMERCIAL DEVELOPMENT POTENTIAL
OPTION / PROMOTION / CONDITIONAL CONTRACT TERMS INVITED

THE LAND AT COTTAGE FARM, RASHWOOD IS WELL POSITIONED TO THE WESTERN EDGE OF WYCHBOLD, A BUSY WORCESTERSHIRE SETTLEMENT. THE LAND HAS PEDESTRIAN FOOTPATH ACCESS GIVING CONNECTIVITY TO THE SETTLEMENT OF WYCHBOLD.

EXISTING COMMERCIAL PREMISES IN CLOSE PROXIMITY TO THE SITE INCLUDING STARBUCKS, TRAVEL LODGE AND THE ROBIN HOOD PUBLIC HOUSE. SOUND CONNECTIVITY TO THE M5 MOTORWAY JUNCTION 5.

SITUATION AND LOCATION: Cottage farm consists of former farmyard and buildings, with improved pasture land in all extending to circa 28.313 Acres, with direct access off of the A38.

The land is situated to the west of the M5 Motorway Junction 5, immediately to the west of Wychbold. The population of Wychbold is circa 12,000 people (2011 census).

DESCRIPTION & PLANNING STATUS: In planning terms, site is in open countryside, but does have pedestrian footpath access along 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 within a Green Belt designation. 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 train station (circa 2.2 miles) and Bromsgrove train station circa 4.7 miles.

- Droitwich Spa – 2.8 Miles
- Worcester – 12 miles
- Birmingham – 20.5 Miles
- Gloucester – 39 Miles

(All distances approximate)

LOCAL PLANNING AUTHORITY: Wychavon District Council
01386 565 565 planning@wychavon.gov.uk

VIEWING: Viewing is permitted during daylight hours with a copy of these particulars in hand.

TERMS: The site is available for an option / promotion agreement or conditional contract. Parties are invited to submit terms on the following basis:

- Company Name / Details of entity submitting the proposal
- Percentage of Sale Price/ Market Value Discount
- Term of agreement/Longstop date provision
- Any deductible costs and proposed deductible cost caps
- Minimum price provisions
- Premium to landowner
- Intended planning consultant
- Confirmation of payment of landowner's professional & legal fees (please enquire)

Please refer to the marketing covering letter for proposal submission information.

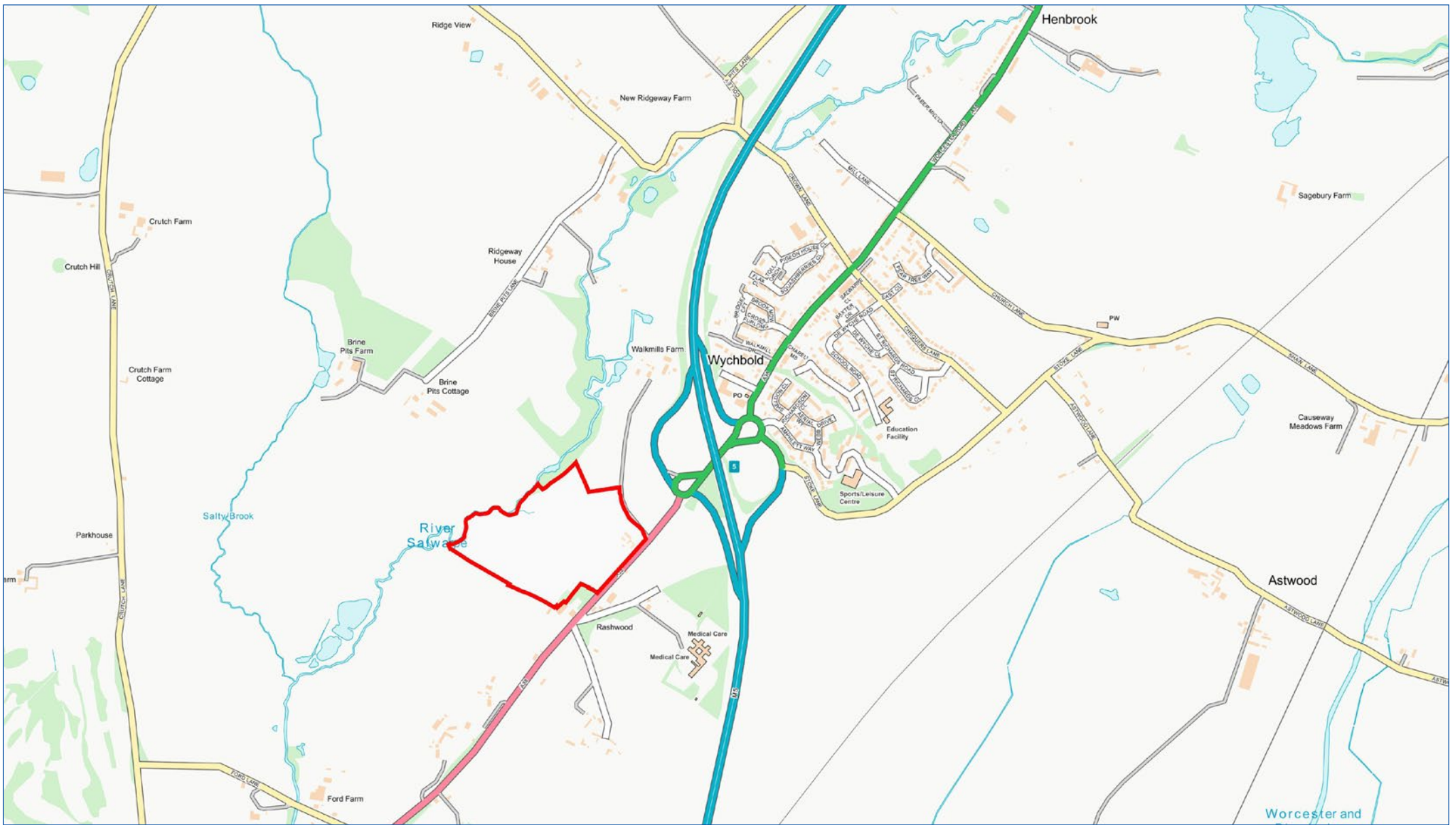
Further Information: For further information please contact Stuart Leaver BSc (Hons) MSc MRICS FAAV on 01600 714140 or email stuart.leaver@powellsrural.co.uk



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