Land South of Hindlip Lane

HINDLIP, WORCESTERSHIRE, WR3 8SS

For Sale Freehold Development Opportunity



Land South of Hindlip Lane



DESCRIPTION

The site comprises approximately 8.45 acres (3.42 hectares) of previously developed land located off Hindlip Lane, Hindlip. The site was part of the former Pershore Agricultural College and has since been cleared of most buildings.

The site is irregular in shape, but broadly rectangular and appears to have a relatively flat topography. The site is predominantly cleared and open, with shown evidence of previous activity related to development. A number of assumed derelict buildings remain on site including a rectangular mostly single, but part two, storey red-brick building that has had the roof stripped (building 1), a second single storey brick building still roofed that is connected to a steel portal framed barn to the rear (building 2), and a further single storey detached brick building that bounds Hindlip Lane (building 3).

The site is bound by Agricultural fields to the south and west, residential properties to the north, and institutional uses to the east being Hindlip Hall which serves as the headquarters of West Mercia Police.

KEY HIGHLIGHTS

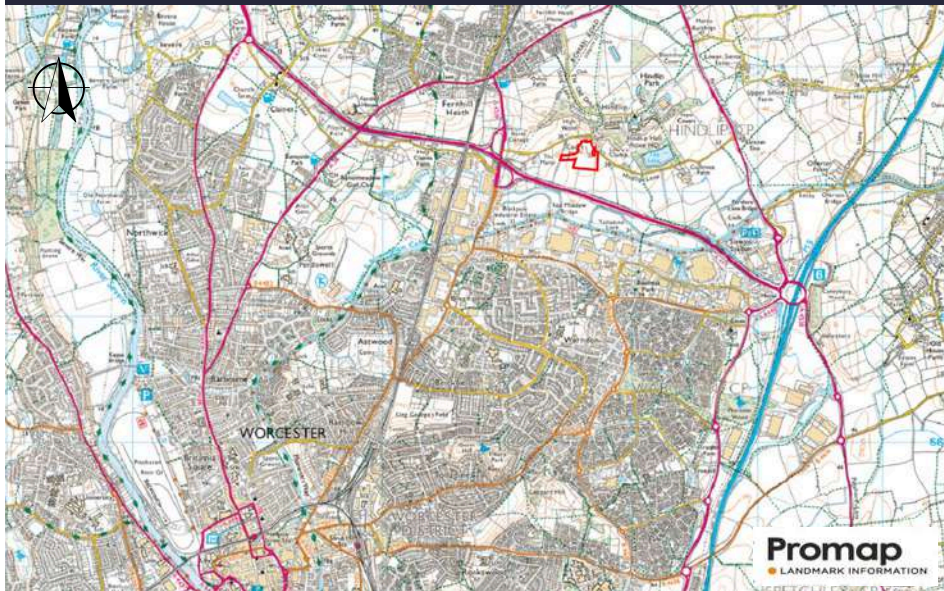
- Development opportunity for sale, subject to contract, on behalf of Joint LPA Recievers.
- The gross site area extends to approximately 8.45 acres (3.42 hectares)
- Previously approved planning consent for 6,699sq.m of new B1 (now use class E) through replacement/redevelopment of existing redundant buildings and extensions to buildings.
- Unconditional offers invited.

LOCATION

The site is situated within the Worcestershire village of Hindlip, located approximately 3 miles (5 km) north east of Worcester, 5 miles (8km) south of Droitwich Spa, and 28 miles (45km) south west of Birmingham.

Junction 6 of the M5 motorway is located approximately 1.9 miles east of Hindlip providing fast access to the strategic motorway via the M5 connecting to the M42, M6, and M50.

Hindlip has a population of around 190 residents according to the 2021 census.



PLANNING

The property falls under the planning jurisdiction of Wychavon District Council.

The site has relevant planning history including outline permission approved in 2014 (ref: W/13/01593/PN) for 6,699sq.m of new Class B1 (now use class E) floorspace together with the conversion of three traditional buildings to provide 1,249sq.m of office space.

This was followed by reserved matters approval in 2018 (ref 17/02485/RM) for the appearance, landscaping, layout, and scale of new office and multifunctional buildings.

Our client has submitted a Certificate of Lawfulness application to confirm that foundation trench excavations pursuant to the above outline and reserved matters applications, constituted lawful implementation of the approved development.

Worcestershire County Council has approved planning permission for a new anaerobic digestion plant on the subject site under application reference 23/000007/CM.

TENURE

The property is held freehold at the Land Registry under title number WR92463. The property will be sold with vacant possession on completion.

SERVICES

Interested parties are advised to make their own enquiries with respect to their land requirements with regards to the ability to connect and confirmation of sufficient capacities to the site.

VAT

In the event that the sale of the property or any right attached to it becomes chargeable for the purpose of VAT, such tax shall become payable by the purchaser.


Building 2


Building 2


Building 2

Land South of Hindlip Lane


Building 1


Building 3


Building 3


Building 1


Building 1



Yellow line indicative, hatched red excluded

METHOD OF SALE

Unconditional offers are invited.

The vendor's strong preference is for unconditional offers, however consideration will also be given to 'subject to planning' proposals on individual merit.

A bid profoma will be provided to interested parties who will be required to populate this proforma when submitting an offer.

Offers are to be submitted in writing to the following email addresses only:

tom.walker@savills.com
michael.maguire@savills.com

The vendor reserves the right not to accept any offer or indeed the highest offer received.

VIEWINGS

It is possible to view the site from the public highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

SALE ON BEHALF OF FIXED CHARGE RECEIVERS

The land is offered for sale on behalf of the Joint Fixed Charge Receivers. Non title guarantees, responses to CPSEs or warranties will be provided as part of a transaction.

CONTACT

For further information please contact:

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