

# FOR SALE

PRIME RESIDENTIAL DEVELOPMENT SITE  
- 8.17 ACRES / 3.3 HA



## LAND AT A4103, LEIGH SINTON, MALVERN, WORCESTERSHIRE WR13 5DX

- Outline Planning Permission - M/22/00187/OUT
- Up to 52 residential units
- Site area - 8.17 acres/3.3 ha plus Community Land - 13.54 acres/5.48 ha
- 40% Affordable Housing
- Tender deadline - 12 noon Friday 2<sup>nd</sup> June 2023

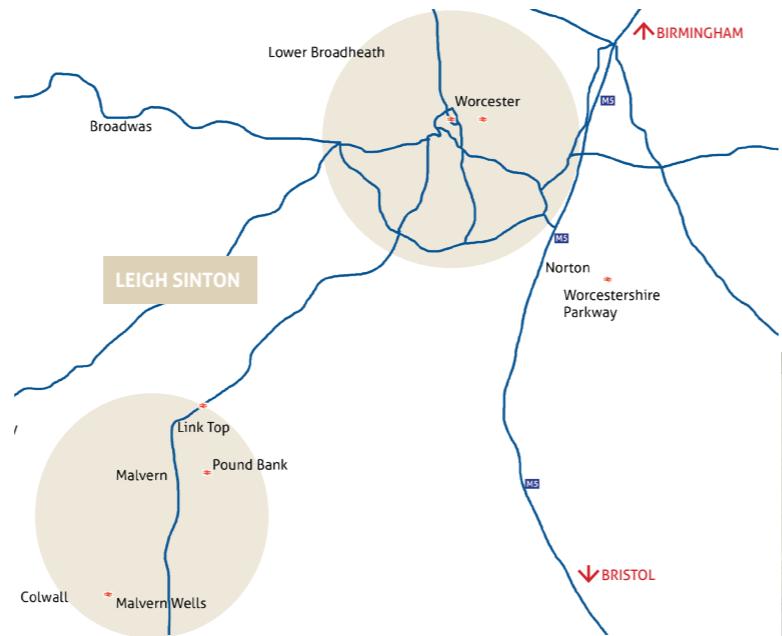
## BY INSTRUCTION OF CONSOLIDATED RANK PROPERTIES LIMITED & LAND PARTNERSHIP DEVELOPMENTS (LEIGH SINTON) LIMITED

### LOCATION

Leigh Sinton is an established village settlement with a population of approximately 1,600 (2021 Census) located in the Malvern Hills administrative district, in the county of Worcestershire.

In terms of road communications, Leigh Sinton is served by the A4103 which connects with Worcester city centre 6 miles/9.6 km to the north-east, and Malvern town centre 3.5 miles/5.6 km to the south.

Access to the regional motorway network has been significantly improved in recent years with the completion of the A440 Worcester Southern Link Road improvements, which provides rapid access to Junction 7 of the M5 Motorway, approximately 9 miles/14.5 km away.



Commuter rail services are available at Worcestershire Parkway train station with typical journey times to Birmingham New Street and London Paddington of 31 minutes and 2 hours, 40 minutes, respectively.

The sale site is located on the eastern side of the A4103 (OS Grid Reference 7826 5083), opposite and immediately beyond its intersection with the B4503 Malvern Road.



### OUTLINE PLANNING PERMISSION FOR UP TO 52 RESIDENTIAL UNITS

### DESCRIPTION

The sale site comprises a parcel of agricultural land of approximately 8.17 acres/3.31 ha in area, having the benefit of Outline Planning Permission for up to 52 residential units.

The disposal also includes a further parcel of dedicated Community Land to the immediate north, which extends to approximately 13.54 acres/5.48 ha.

The Illustrative Masterplan (forming part of the supporting planning permission documentation) proposes a low-density cul-de-sac estate arrangement of detached and semi-detached units, with vehicular access via a new junction to

be formed opposite the Leigh & Bransford Primary School.

The sale site will deliver 31 market sale units, plus 40% on-site affordable housing, comprising 6 First Homes (30% discount) and 15 Social Rented units.

The sale site offers scope for an enhanced level of development, subject to planning.

### ILLUSTRATIVE MASTERPLAN



## TOWN PLANNING

The site benefits from Outline Planning Permission (M/22/00187/OUT) for 'up to 52 residential units and associated infrastructure with all matters reserved (other than access)' which was granted by Malvern Hills District Council on 13<sup>th</sup> September 2022.

Outline Planning Permission is subject to an associated Section 106 Agreement, requiring the delivery of 40% on-site Affordable Housing (First Homes/Social Rented), and a Section 106 financial package - see table below.

Planning Permission will further require the formation of a new vehicle junction (with a ghost right turn lane) and pedestrian crossing point onto the A4103.

## SECTION 106 FINANCIAL PACKAGE:

- Off-site POS maintenance contribution - £22,000
- Community Transport Service contribution - £28,445
- Education - the net number of 2+ bedoomed market sale dwellings x ((0.05 x 7) x £18,062)
- Herefordshire & Worcestershire CCG contribution - £19,780
- Home to School Transport Contribution - £32,213
- Transfer of Community Land (or payment of an Additional Off Site Public Open Space Contribution of £140,761.87, should the land not be acquired by a Local Body)
- Traffic Regulation Order contribution - £15,000
- Installation of a LEAP
- Provision of on-site POS



## ILLUSTRATIVE CGI/VISUAL



## TENURE

Freehold with vacant possession upon completion.

## INFORMATION PACK

A supporting Information Pack is available upon request via the selling agents, and will contain the following:

- i. Draft Sale Contract, Transfer, and CPSE replies
- ii. Draft Overage Deed
- iii. Topographical Survey
- iv. Phase I & II site investigation
- v. Archaeological Evaluation Report
- vi. Planning Permission Reports and Drawings.

## OVERAGE

The sale site offers scope for an enhanced level of development beyond the 52-plot planning permission.

The seller will require the successful purchaser to enter into an Overage Deed for a 30-year term, obliging the purchaser (or any successors in title) to make a flat-rate payment of £70,000 per plot to the seller for any additional plots consented above the extant 52-plot planning permission.

## VIEWINGS

The site can be inspected during normal business hours.

## BID PROCESS

The sale process is by way of Informal Tender.

Offers are invited on an unconditional basis for the freehold interest in the sale site and Community Land. Offers subject to Reserved Matters Approval will not be considered.

Interested parties will be required to complete and submit an associated Bid Proforma, which will be provided by the selling agents.

This transaction will not be subject to VAT.

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

Any bid accepted by the seller will be on the strict understanding that an exchange of contracts will take place within 30 working days of formal acceptance of offer, with completion of sale to take place 10 working days thereafter.

Each party is to bear its own costs in connection with this transaction.

**Offers are to be submitted via email by no later than 12 noon on Friday 2<sup>nd</sup> June 2023 to both:**

**Adrian Willet FRICS**

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**John Williams MRTPI**

john@planit-planningdevelopment.co.uk



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