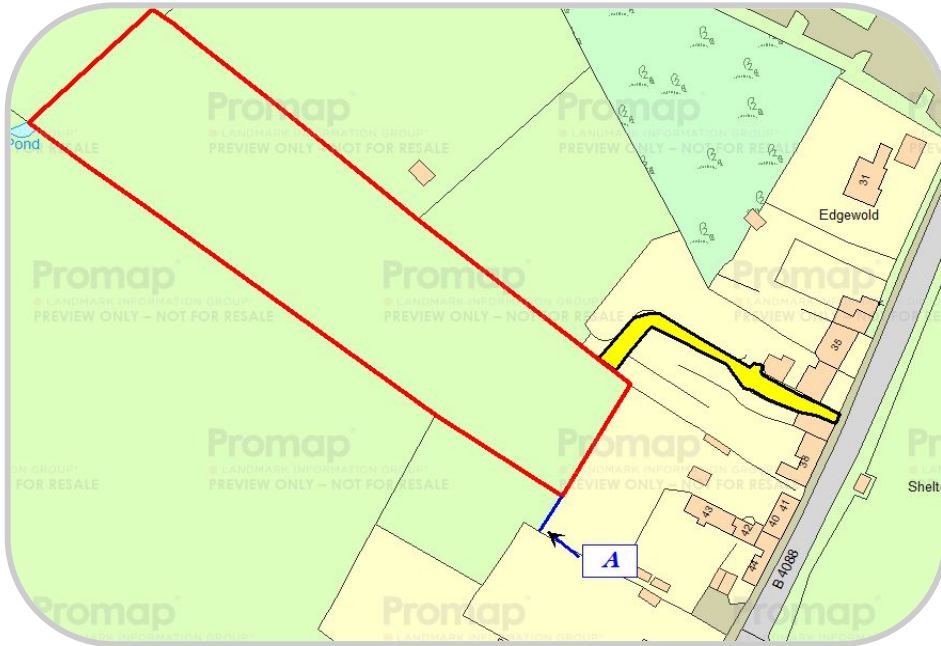


LAND FOR SALE

The Orchards at Evesham Road, Norton, WR11 4TN

- Site Area: 1.742 acres (0.7 hectares)
- Residential Promotion opportunity*



October 2017

FOR SALE

9 Grove Business Park
Atherstone on Stour
Stratford upon Avon
CV37 8DX



T: 01789 298 006

www.dobson-grey.co.uk



LOCATION

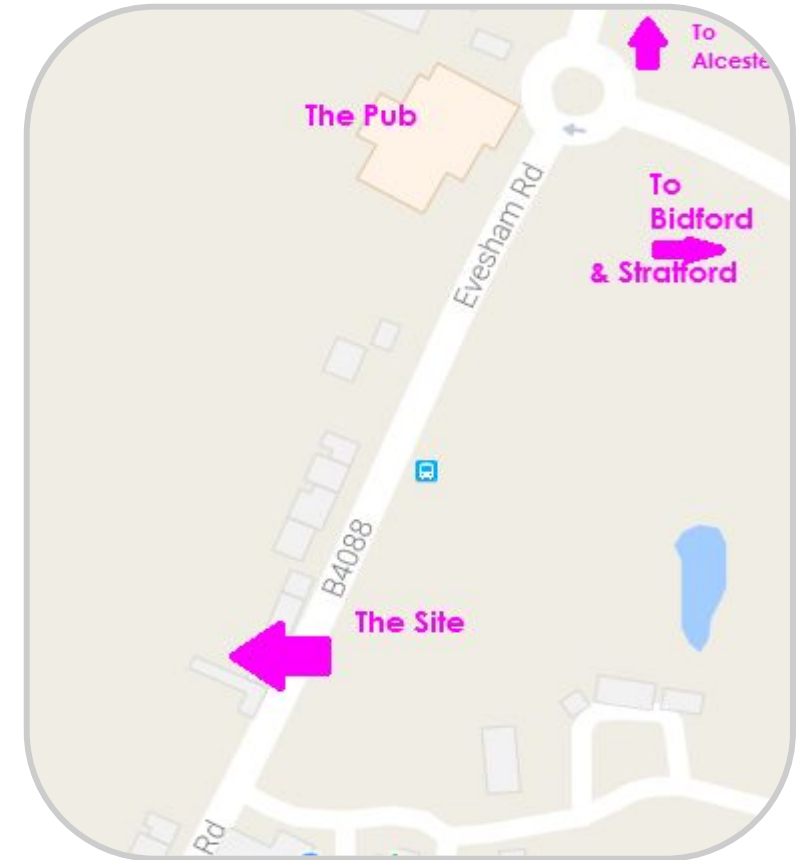
The site is located in the idyllic countryside setting of Norton. Norton is characterised by a number of historic and listed properties and thatched cottages. It is a highly sought after and affluent suburb of Evesham with ease of access to Stratford upon Avon and the A46 providing good connectivity to the M5 and M40 motorways.

The site has views over the Lenches a picturesque territory covering a section of Worcestershire and extends to an area of 0.7 hectares (1.742acres) access to the site is via a single track lane close to the pub highlighted in yellow on the attached plan.

The services, schools and shops of Evesham a mere 2.5 miles away. Norton is a village within a commutable distance from Stratford District (9.8 miles away), the Cotswolds, Evesham and Cheltenham, close to the affluent villages of Harvington and Salford Priors. The nearest train station is Evesham which is only 2.3 miles away where regular main line trains leave for Worcester Shrub Hill, Hereford and London Paddington. There is also Toddington Train Station a popular local train station as a tourist destination but with regular services to Cheltenham racecourse only 12 miles from the site.

There is a regular bus service with a stop directly in front of the site, which has a regular service to Evesham and Stratford upon Avon every 30 minutes. Nearby amenities include 5 local pubs including the Norton Grange, Coach and Horses, the Vineyard, The Bell and The Queens Head. Nearby hotel is the Best Western Norton Grange.

Evesham Retail Park is only 2.3 miles away from the site where shops include Next, Boots, Argos and Poundstretcher with Tesco opposite. Four Pools Retail Park is 4.5 miles away where there is a Morrisons Supermarket and Petrol Station, Majestic Wine, Pets at Home, Countrywide Stores, Frankie and Bennies, Strawberry Field (Fayre and Square) Family pub, McDonalds and Halfords. Doorstep services are the Ellenden Farm Shop in Harvington 1 miles away and the popular Hillers Farm Shop. Leisure uses close to the site include Manor Farm Leisure Park which is a popular location for course fishing and a nearby golf course, along with Harvington Cricket club and Willow Farm Fishery. The popular Evesham Country Park (recently rebranded as The Valley) only 1.5 miles away where there is a garden centre, courtyard shopping and restaurants and the Evesham Vale Railway.



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Site Description

The site extends to an area of 0.7 hectares (1.742 acres). The site is accessed via a track which may be found between 'The Old Shop' and 'Which Wood' on Evesham Road. As you follow the track it bears to the left and directly at the end of the track is a metal 5 bar gate leading into the Orchard. The adjoining uses are residential gardens and new build development by Appletree Ventures to the south west boundary for an eco bungalow.

The site is flat, with orchard trees to the front and a selection of mature trees to the rear. Beyond these mature trees is a brook to the north western boundary. Presently the field is set to grass and we understand has been organic since 1980. Boundaries to the site are post and rail and mature hedgerows. Beyond the site are spectacular views of the Lenches.

Planning

The site is situated within Wychavon District Council for planning purposes. It is presently outside the Conservation Area and Norton Village Boundary. The site is adjacent however to a site which received planning consent by way of a planning appeal (Appeal Ref: APP/H1840/W/15/3135955) for a 3 bed dwelling with integral garage. The design incorporates a flat green roof to enhance the sustainability credentials of the development. Elevations are timber clad. The site presents a potential long term promotion opportunity for alternative uses. We are advised that the promotion of boundary changes to the Village boundary should be made to Wychavon District Council for next plan period of 2020.

Legal

In light of the potential for change of use in the future the Seller will require the following overage provision: "The seller requests an overage agreement in the event that the land secures change of use to residential on the basis of 50% of the enhanced market value of the land which is achieved at above the purchase price paid for existing use. Market value will be determined by any subsequent sale of the land following the grant of planning on via independent valuations by the parties".

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Services

We are aware of the following services which run in or along Evesham Road however interested parties should make their own enquiries of Statutory Authorities:



Service	Availability	Supplier
Gas	Yes - public footpath	Wales and West Utilities
Telecommunications	Yes	BT
Electricity	Yes	SSE
Drainage	Yes - Existing Foul Drainage within Evesham Road Surface water drainage	Severn Trent
Water	Yes	Severn Trent

Ecology

The site is principally set to Orchards to the front with a number of specimen trees to the rear of the site. These include Maple and Chestnut. Parties should undertake their own investigations in terms of habitat matters.

Flood Risk

The site is situated within an area of low flood risk (Flood Zone 1) where there is the least likelihood of flooding. It is within an area with low risk of surface water flooding.

Highways & Footpaths

Access is proposed via the track situated between 'The Old Shop' and 'Which Wood' on Evesham Road as highlighted blue on the plan. We are not aware of any public footpaths crossing the site. The private right of way up to the site is granted by way of a conveyance dated 10th October 1980 between Calin Chapman, Richard Guy Russell Mumford and Ian Richard Harry Winnard. This states that there is full and free right at all times and for all purposes connected with the ownership and occupation of the land ...to pass and repass with or without horses or other animals carts carriages trailers caravans and cars and motor vehicles laden or unladen over and along the road or way shown and coloured blue".

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Guide Price

The property is available for sale freehold with vacant possession outlined in red with the benefit of the access outlined in blue . We are inviting offers in excess of **£35,000** on an unconditional basis, subject to contract only plus overage as detailed above.

VAT

We are informed that VAT does not apply to the sale of the site.

SAT NAV - WR11 4TN

Viewing

All viewings to be accompanied and should be through Dobson-Grey as sole agents. For further information regarding arranging a viewing contact Keri Dobson via 01789 298006 or email kdobson@dobson-grey.co.uk

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