

MILESTONE GROUND

BROADWAY, WORCESTERSHIRE, WR12 7HA



HAYMAN-JOYCE

BROADWAY







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An exceptional residential development opportunity

Site Area Approx 19.7 acres (7.96 ha)

*– Allocated for mixed use development
in the South Worcestershire Development Plan*

Offered for sale on behalf of
Wychavon District Council

An exceptional residential development opportunity in a
prime residential location on the edge of Broadway.

Allocated for mixed development in the
South Worcestershire Development Plan
with provision for sports facilities.

Site Area 19.7 acres (7.96 ha)

For Sale by Tender

HAYMAN-JOYCE

BROADWAY

01386 858510

28 High Street, Broadway, Worcestershire WR12 7DT

office@haymanjoycebroadway.co.uk

haymanjoycebroadway.co.uk



01543 266660

Suites 1 & 2, City Point, Swan Road,

Lichfield, Staffordshire WS13 6QZ

tbathurst@hawksmoorps.co.uk

THE PROPERTY

Milestone Ground is located on the edge of the village within easy walking distance of the famous High Street adjacent to Station Road. The land has open views to the south and is currently pasture land and sports facilities for Broadway Football Club.

As the gateway to the Cotswolds Broadway is in the Area of Outstanding Natural Beauty and is a popular destination. Communications are good with access to the M5 at Tewkesbury Junction 9, Birmingham Airport within an hour's drive.

Other centres within easy reach are Cheltenham and Stratford-upon-Avon. Regular trains to London/Paddington from Honeybourne (6 miles) within 90 minutes.

DESCRIPTION

The overall site extends to approximately 19.7 acres (7.96 Ha).

PLANNING

The site benefits from an allocation of 65 homes in the adopted South Worcestershire Development Plan. The land has been allocated in the South Worcestershire Development Plan (SWDP) for mixed use development - please see planning statement from Wychavon District Council. Part of the site is allocated for sports facilities including a club house, all weather football pitch and grass pitches – please see detailed brief for sports facilities.

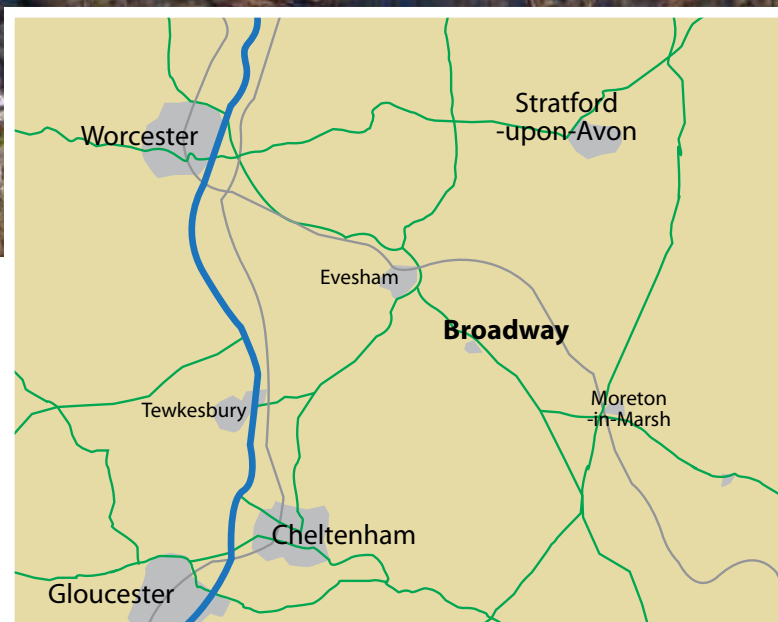
SECTION 106

The Section 106 Agreement is being discussed between Wychavon District Council and Broadway Football Club. We therefore ask parties to bid taking into account the obligation for the provision for the sporting facilities outlined in the brief and other contributions. We understand that 40% affordable housing provision will be sought.

OVERAGE

All parties should offer a planning and sales overage as part of their offer submission.





GENERAL

Local Authority: Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcs, WR10 1PT.
Tel: 01386 565000

SERVICES

Mains water, electricity, gas and drainage are available nearby and purchasers are invited to make their own enquiries regarding these.

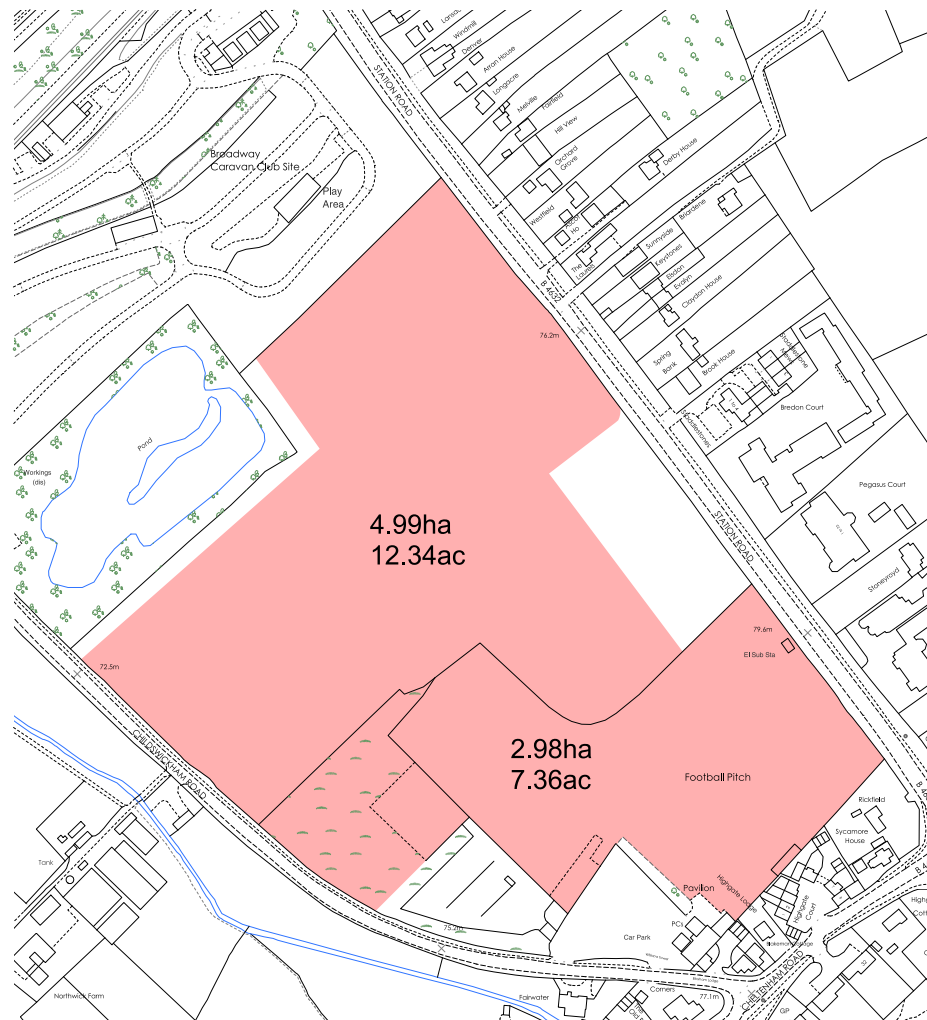
DATA PACK

A full information pack providing technical information and surveys will be made available to interested parties. Please contact Lucy Jordan at Hayman-Joyce Broadway for details. Prospective purchasers are advised that they must make their own enquiries of the Local Planning Authority.

OFFERS

Offers are invited on a conditional subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have taken full analysis of the site and understood all the obligations to be placed upon them and in particular the provision of the sports facilities. The land will be subject to an overage provision to be agreed between the parties.

Offers are to be received in writing by 12 noon on 4th February 2022 and sent in a sealed envelope to Hayman-Joyce Broadway, 28 High Street, Broadway, Worcestershire, WR12 7DT. The envelope should be marked "Milestone Ground". Email offers will be acceptable addressed to ljordan@haymanjoycebroadway.co.uk. Shortlisted parties will then be requested to attend an interview.





OFFER SUBMISSION

The following is to be submitted as part of any bid:

- Confirmation on the conditions of the offer
- Confirmation that the offer takes into account Section 106 contributions, the provision of sporting facilities and other contributions
- Confirmation of the proposed planning and sales overage provision
- Outline of board approval process
- Proof of funding
- Details of solicitors to be instructed
- Details of the anticipated purchase timetable
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts
- Details of track record and any nearby land interests
- Purchaser to provide a legal undertaking to cover reasonable abortive legal costs.

PLANS

Plans included within these particulars are for identification only and shall not form part of any Contract of Agreement for Sale.

VIEWING

Viewings shall be strictly by appointment only, once the data pack has been inspected.

HAYMAN-JOYCE

BROADWAY

To arrange an appointment
to view please contact
Hayman-Joyce Broadway
01386 858510

