



**Land Adjacent To Hartlebury Services, Crown Lane, Waresley, Hartlebury,
West Midlands DY11 7XP**

Freehold Development Opportunity

- ▶ **Guide price of £250,000 per acre**
- ▶ **Site area of 3.11 acres (1.26 Ha)**
- ▶ **Average Daily Traffic Flow of 17,200 vehicles**
- ▶ **Development potential for a variety of uses, subject to relevant planning consents**

For enquiries and viewings please contact:



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Location

The site is located adjacent to a services along the A449, the primary route connecting Kidderminster to Worcester. Hartlebury is a village with a population of 2,500 within the Wychavon district of Worcestershire, 4 miles south of Kidderminster and 10 miles north of Junction 6 of the M5 motorway. The A449 has an annual daily traffic flow of 17,200 vehicles.

Hartlebury has a significant trading estate to the east of the village including of a number of agricultural and manufacturing plants.

Description

The site comprises greenfield land adjacent to an existing BP petrol filling station and Starbucks Drive Thru on the western side of the services.

The site has a prominent c.270ft frontage to the A449 and is accessed via the existing PFS.

Accommodation

	Hectares	Acres
Total	1.26	3.11

Planning

There is currently no planning permissions for the site however, the site lends itself to a number of alternative uses and developments due to its strategic roadside position (subject to obtaining the relevant planning consents).

Tenure

The land is available to buy with vacant possession.

Price

Guide price of £250,000 per acre

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

The existing petrol filling station is operational and therefore viewings are by appointment only with sole agents Innes England;

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Information Pack

Further information is available from the agents including;

- Title Plan
- Title Register
- Flood Risk Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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