

FOR SALE LAND AT EVESHAM COLLEGE

DAVIES ROAD, EVESHAM, WR11 1LP

harrislamb
PROPERTY CONSULTANCY



RESIDENTIAL DEVELOPMENT SITE

8.09 ACRE SITE (3.27 HECTARES) (Approx)

- Prominent location South of Evesham Town Centre
- Close to local amenities
- Adjacent to residential areas and parks

LOCATION

The site is located a short walk south from Evesham town centre. It is well placed for bus links from the surrounding areas and is only a few minutes away from the A46. The site is surrounded by established retail and residential properties. Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon. It lies within the Vale of Evesham, an area comprising the flood plain of the River Avon, which has been renowned for market gardening. The town centre, situated within a meander of the river, has numerous amenities including shops, schools, sports clubs, leisure centres and restaurants.

DESCRIPTION

The site comprises the Evesham College Campus, made up of the entire car parking provision for the college along with the entirety of the college buildings. The site is circa 8.09 acres (3.27 hectares). A scheme was previously designed to utilise a 4.15-acre site for 57 No 2 and 3 bed houses- see planning below for more information. We envisage a scheme between 75-90 units could be achieved on the larger site, however it is the developer's responsibility to undertake their own design and planning due diligence.

POSTCODE: WR11 1LP



TENURE

The property is available freehold.

PRICE

Offers Accepted- we are seeking both unconditional and subject to planning offers.

PLANNING

The proposal is to redevelop the entirety of the Evesham College Campus. It is a previously developed site within the town of Evesham, which is in Wychavon District Council. Educational sites are classified as Community Facilities for the purposes of the South Worcestershire Development Plan and Policy SWDP 37 is relevant in this context. Policy SWDP 37 sets out the circumstances when Community Facilities can be released to alternative uses. Pre-application discussions have been held with the Council in this context and the response from the Officer confirmed that "the proposal is capable of satisfying Policy SWDP37B" subject to providing some more detailed information in the planning submission regarding the accessibility of Pershore College Campus, which is where the courses located on the Evesham site will fully relocate. The site has been recognised as no longer required by the DfE. Thereafter, there is potential for a range of alternative uses on this site, subject to complying with the other policies in the South Worcestershire Development Plan. Further information can be discussed with the Harris Lamb Planning Consultancy Team.



SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

VIEWING Strictly via sole agents

Ken Phillips

ken.phillips@harrislamb.com

0121 455 9455

James Willcock

james.willcock@harrislamb.com

0121 410 2067

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

0121 455 9455

4 Brindleyplace Birmingham B1 2LG

www.harrislamb.com

SUBJECT TO CONTRACT

Ref: RAH109

Date: 05/25