

**Preliminary Details**

# **Option, Promotion or Freehold**

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PROPERTY CONSULTANTS

## **Byrd Row, Norton, Near Evesham, Worcestershire, WR11 4TJ**

Approximately 2.98 hectares (7.38 acres)

- Accessible village location - links to the A46
- Edge of Settlement freehold land
- Allotments and Sports Pitch

# Location | Description | Planning | Title

## Location

The land is situated approximately 2.5 miles north of Evesham accessed off the A46 via Evesham Road (B4088) and Kings Lane (links to Lenchwick).

The access, which serves existing housing and the Village Hall, is off Byrd Row.

## Description

The Property comprises two adjoining parcels of land providing allotments (disused) and a football pitch/sports field. The approximate total site area is 2.98 hectares (7.38 acres).

The respective site areas are estimated at approximately 0.90 hectares (2.23 acres) for the sports pitch and 2.08 hectares (5.15 acres) for the allotments.

## Services

We are advised that all mains services are available within the public highway.

The purchaser should make their own enquiries of the relevant authorities in respect of service availability and capacity for any proposed development.

## Planning

The land has been used as allotments and sports pitch. Planning enquiries regarding the existing and potential uses should be directed to the Planning Department of Wychavon District Council (01386 565000).

## Title

The Property is owned freehold (Title Number WR35505 - Norton and Lenchwick Working Mens Club, Kings Lane, Norton). The approximate boundaries are edged red on the Promap extract.

We have not sight of the full title documentation and interested parties/legal advisors should rely on their own investigations.



# Proposals

## Proposals

Freehold with or without uplift terms.

Alternatively, consideration will be given option and promotion proposals and parties are invited to submit offers on the following basis:-

- Term of the agreement/longstop.
- Premium to the landowner.
- Percentage discount/share of proceeds.
- Any deductible costs and caps.
- Minimum price per gross acre.
- Confirmation of payments of the landowner's professional fees.

## Price/Terms

Offers are invited.

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

## Professional Fees

The purchaser will be expected to pay the landowner's legal and surveyor's costs. An undertaking in respect of these costs will be required.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**Subject to Contract**



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