

An aerial photograph of a rural landscape. A large, irregularly shaped green field is outlined with a bright orange border. To the left of this field is a cluster of buildings, including houses and industrial-style structures. To the right is a large, flat, brownish field. The bottom of the image shows a mix of green fields and some buildings. The overall scene is a mix of agricultural and developed land.

Peter Clarke

Land off Alcester Road, Radford, Worcester, WR7 4LS

Offers Invited

The site comprises approximately two acres, and benefits from two permanent rights of access leading directly on to the Alcester Road. The site fronts Alcester Road and is bounded by housing to either side, with open fields to the rear.

PLANNING The site falls within the jurisdiction of Wychavon District Council. The Development Plan for Wychavon consists of the same policies within the South Worcestershire Development Plan. The site, in the context of this plan, is identified to be within the protect and restore area meaning the site is not identified or allocated for any specific type of development.

Interested parties should make their own enquiries to Wychavon District Council to satisfy themselves as to the present planning position.

SERVICES It is understood that metered mains water is available on site. Interested parties are to make their own enquiries and satisfy themselves before entering into a contract to purchase.

RADFORD is a small Worcestershire hamlet on the edge of the Lenches, and about one mile south west of the popular village of Inkberrow. Radford is situated in an attractive part of south east Worcestershire, close to the Warwickshire border. There is a public house in Radford and two in Inkberrow, along with a doctors' surgery, Post Office, church and convenience store.

The historic market towns of Evesham and Pershore are close by. Evesham offers and a wide range of shops catering for a range of day to day requirements and Pershore has a leisure centre. The larger centres of Worcester, Cheltenham and Stratford upon Avon provide a wider range of shopping, cultural and leisure facilities.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

TENURE Offers are invited for the freehold interest with vacant possession until Title No. WR134745.

RIGHTS OF WAY The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

OVERAGE CLAUSE The site will be sold with a 70% overage clause over 30 years triggered by any successful planning permission.

BASIS OF DISPOSAL Expressions of interest are invited in respect of this parcel of land. The land may also be available as separate paddocks, subject to negotiation. For further information contact:

Peter Turner
Land & Development Manager
Direct Dial: 01926 695 585 Mobile: 07384 811 812

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01789 415444

www.peterclarke.co.uk

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT
stratford@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds