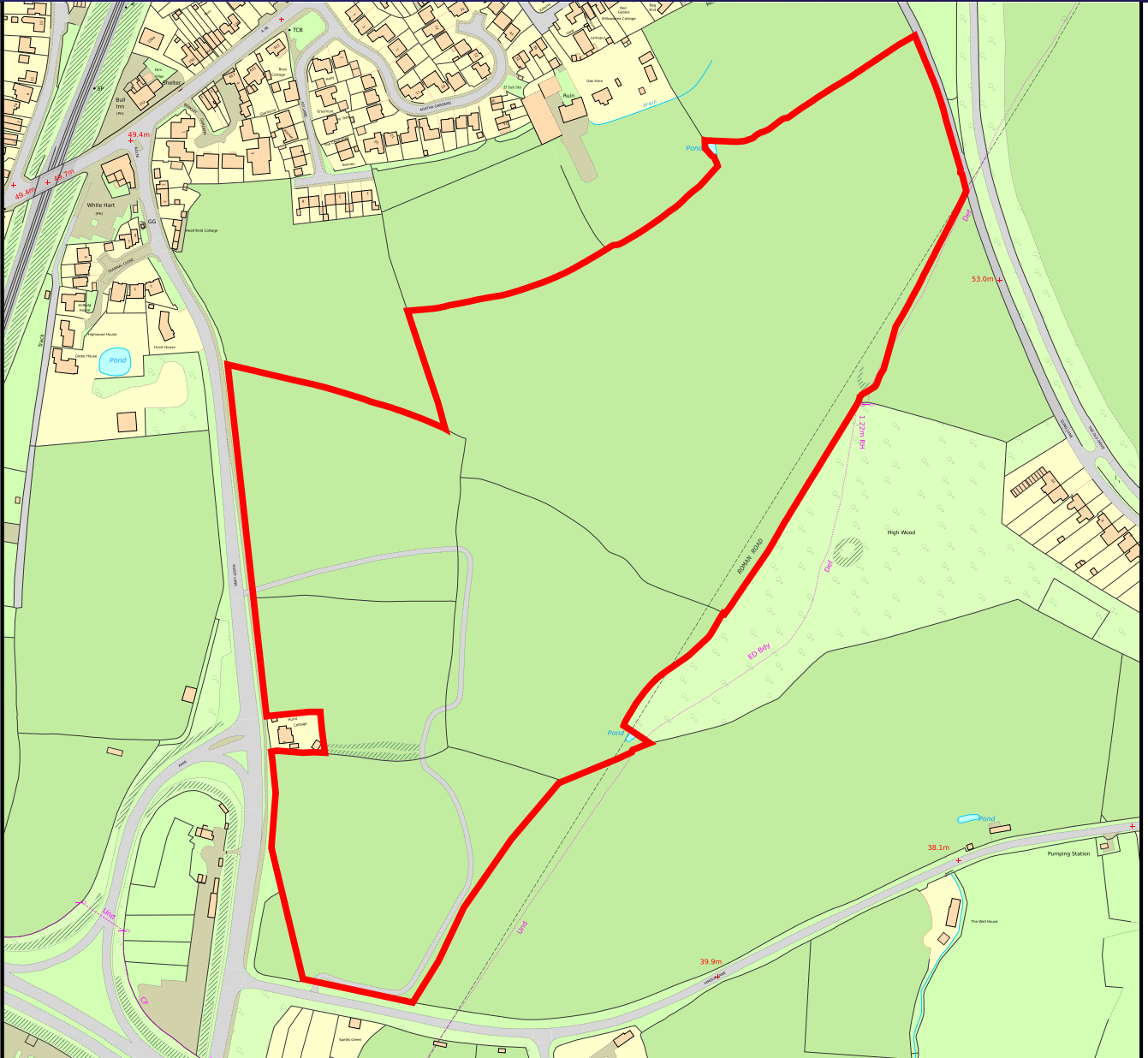


FOR SALE

LAND EAST OF HURST LANE
FERNHILL HEATH, WR3 8SH



FREEHOLD DISPOSAL OF STRATEGIC DEVELOPMENT & PROMOTION OPPORTUNITY

40 Acres (16.19 Hectares) (Approx. Total Area)

- Edge of Settlement Location
- Good Transport Links
- Finance may be available

LOCATION

The land is situated to the east of Hurst Lane on the northern edge of Fernhill Heath, an attractive and well-served village located approximately 3 miles north of Worcester city centre. The site benefits from a highly accessible position, combining a semi-rural setting with proximity to a strong range of services and strategic transport links.

Fernhill Heath provides a range of day-to-day amenities including local shops, public houses, primary school and community facilities, whilst the nearby city of Worcester offers a comprehensive mix of retail, leisure, educational and employment opportunities. The site is well connected by road, with Hurst Lane linking directly to the A38, which provides convenient access south towards Worcester and north towards Droitwich Spa and Bromsgrove. The M5 motorway is readily accessible via Junctions 6 and 5, offering onward connections to the wider Midlands motorway network, including Birmingham, the M42 and beyond.

Rail connectivity is excellent, with Worcester Parkway and Worcester Foregate Street stations both within easy reach. These provide regular services to Birmingham, London Paddington, Oxford and the wider national rail network, enhancing the area's attractiveness for commuters.

The combination of accessible transport links, proximity to Worcester and the strong local amenity base reinforces the site's credentials as a sustainable location for future residential growth. Its position adjoining the existing settlement further supports its suitability for consideration through the Local Plan process.

DESCRIPTION

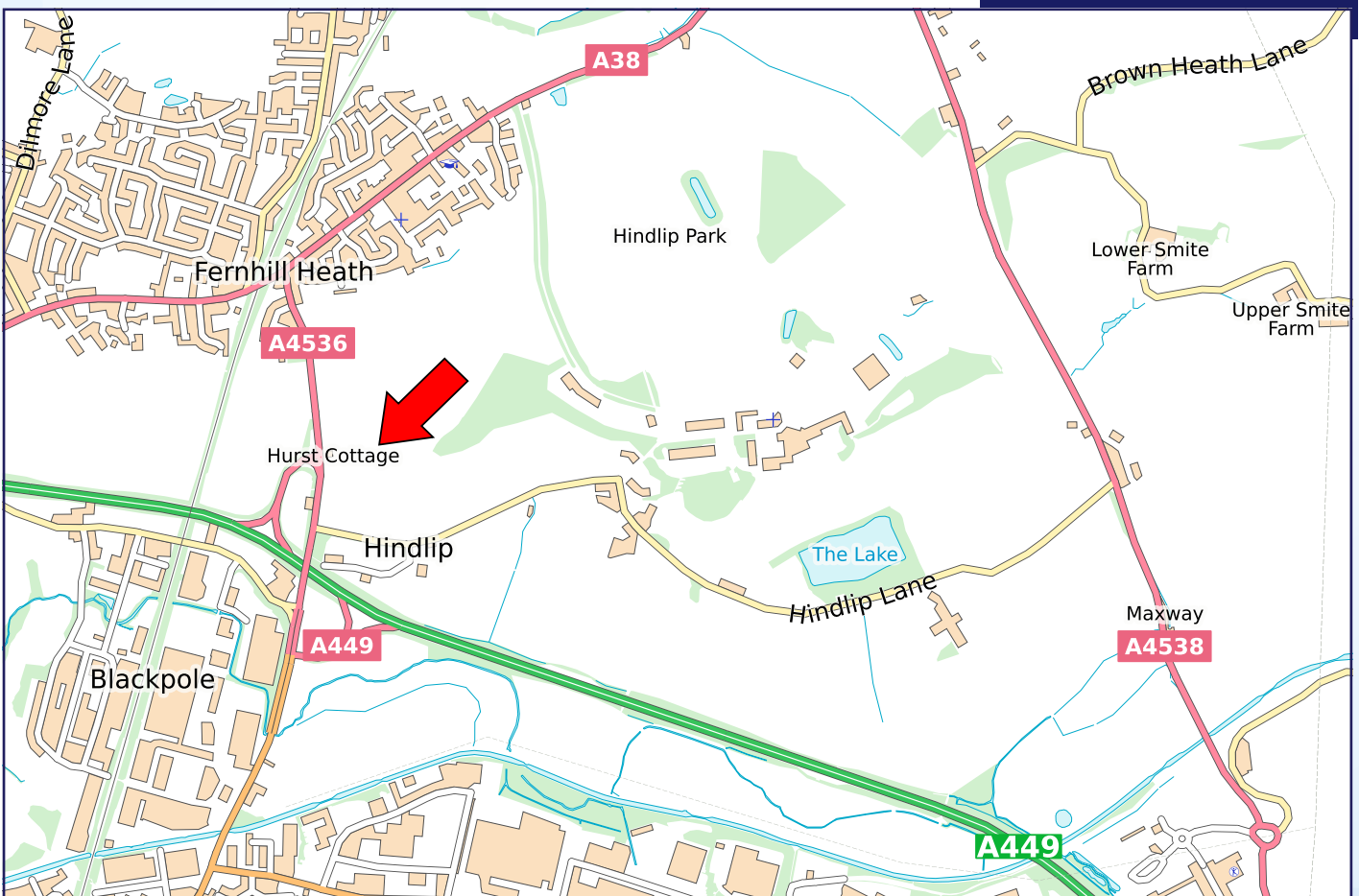
Extending to a broadly regular and gently undulating area of pastureland, the site of 40 acres is defined by mature hedgerows and intermittent tree belts, creating a strong landscape framework. The western boundary fronts directly onto Hurst Lane, offering clear potential for access, whilst the surrounding context reflects a transition from existing residential development to open countryside.

The site occupies a highly sustainable edge-of-settlement position, adjoining established residential areas to the west and south.

Importantly, the land presents a compelling strategic development opportunity, being well related to the existing built form and demonstrating logical potential for future growth of the settlement. The site may be suitable for promotion through the emerging Local Plan process, including Call for Sites and site allocation, either independently or as part of a wider strategic landholding.

Given ongoing housing land supply pressures within the district and the site's strong locational attributes, the land is considered to have good prospects for residential-led development in the medium to long term, subject to the necessary planning consents.

POSTCODE: WR3 8SH



PLANNING POSITION

The site represents an attractive opportunity for residential development in a sustainable and well-located village setting. While currently designated as Green Belt and situated outside the settlement boundary, these factors position the land firmly within the scope of strategic planning promotion. The evolving policy environment, including ongoing discussions around Grey Belt and the Council's housing land supply, creates a context of increasing flexibility and opportunity.

Looking ahead, the forthcoming Local Plan review, coupled with rising housing requirements, provides a clear and compelling framework to advance the site for allocation. Its strong relationship to the existing settlement and ability to deliver meaningful community and infrastructure benefits further strengthen its case for future release. Collectively, these factors underpin a positive medium- to long-term planning trajectory and highlight the site's potential to form part of the area's sustainable growth strategy.

PROPOSALS

We are seeking proposals and offers for the purchase of the freehold. The site is currently with LPA receivers, and the preference is to sell on an unconditional basis.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

James Willcock

james.willcock@harrislamb.com
0121 410 2067

✉ info@harrislamb.com

Ken Phillips

ken.phillips@harrislamb.com
0121 455 9455

SUBJECT TO CONTRACT Ref: TBC Date: 06/26

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PROPERTY CONSULTANCY

0121 455 9455

4 Brindleyplace Birmingham B1 2LG
www.harrislamb.com

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