

Land at Badsey

BREWERS LANE, BADSEY, EVESHAM, WORCESTERSHIRE

Residential Development Opportunity



savills

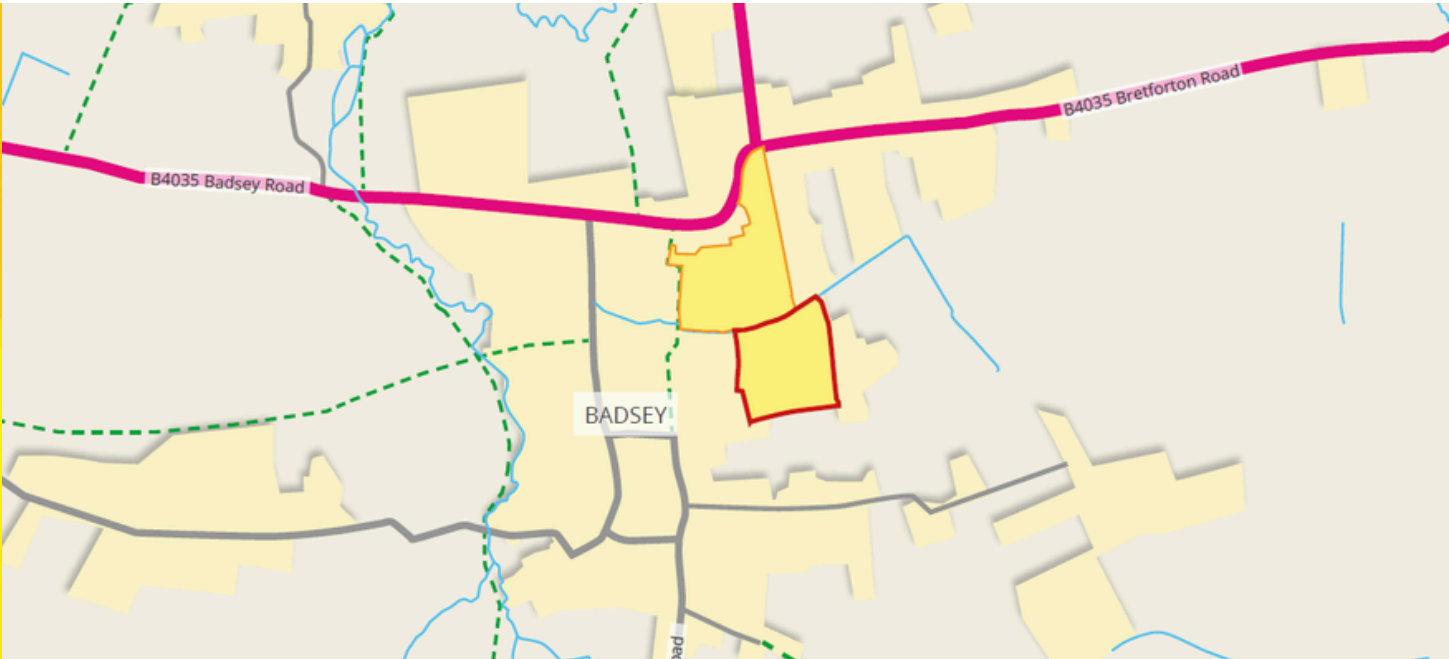
Outline is for illustrative purposes only

EXECUTIVE SUMMARY

Savills (UK) Limited has been instructed to seek proposals for land at Badsey, Worcestershire on behalf of the landowners.

Key highlights include:

- Greenfield development opportunity;
- Resolution to grant outline planning permission for up to 75 dwellings;
- Site extends to approximately 8.9 acres (3.6 hectares);
- Offers invited by midday on **Thursday 14 August 2025**



Outline is for indicative purposes only

LOCATION

Badsey is a village and civil parish in the Wychavon District of Worcestershire. The village is located approximately 2.0 miles (3.2 km) east of Evesham. Cheltenham, Stratford-upon-Avon and Worcester are all within 20 miles of Badsey. Central Birmingham, the nearest provincial centre, is located approximately 33.0 miles (53.1km) to the north.

Badsey benefits from local amenities including two parks, a primary school, a parish church, a village shop with a post office, and community and sports club. There are two local pubs within the village.

The B4035 runs through the village, providing links to key access routes via the A46 which runs along Evesham’s eastern periphery, connecting with the M5 to the south west at Tewkesbury (approximately 13.0 miles / 20.1 km) and the M40 to the north east at Warwick (approximately 25.0 miles / 40.2 km).

Diamond Bus run regular services from Badsey (opposite Horsebridge Avenue) into the centre of Evesham.

The nearest train station is Evesham station which provides direct services as set out below:

Destination	Time (approx.)
London Paddington	1 hr 44 m
Reading	1 hr 17 m
Oxford	49 m
Worcester	20 m

DESCRIPTION

The site is located on the eastern side of the village, to the north of Brewers Lane. Existing built form surrounds the site which is bounded to the west by residential development and to the north and east by a plant nursery. Directly south lies the village recreation ground which is separated from the site via Brewers Lane.

The site extends to approximately 8.9 acres (3.6 hectares) and comprises two arable field parcels which are divided by an established tree / shrub belt. The site can be accessed directly on its southern boundary off Brewers Lane, which leads to Badsey Community Sports Club at the south eastern corner of the site.

Tree and shrub planting and boundary fencing separates the site from existing residential properties to the west and forms the boundary of the site to the north. A hedgerow runs along the eastern site boundary, providing natural established edging to the site.

PLANNING

The site falls under the jurisdiction of Wychavon District Council. The adopted development plan is the South Worcestershire Development Plan (2016). There is an emerging SWDP which is currently at stage Regulation 19 and going through examination. Brewers Lane forms part of a wider allocation, along with land at the rear of 34A Bretforton Road, which has been identified for approximately 120 dwellings in the draft plan.

The site has been promoted by Northern Trust since 2018. Resolution to grant outline planning permission (W/23/01822/OUT) was secured at Committee by Northern Trust Land on 24th April 2025 for up to 75 dwellings, open spaces and associated infrastructure with all matters reserved except access.

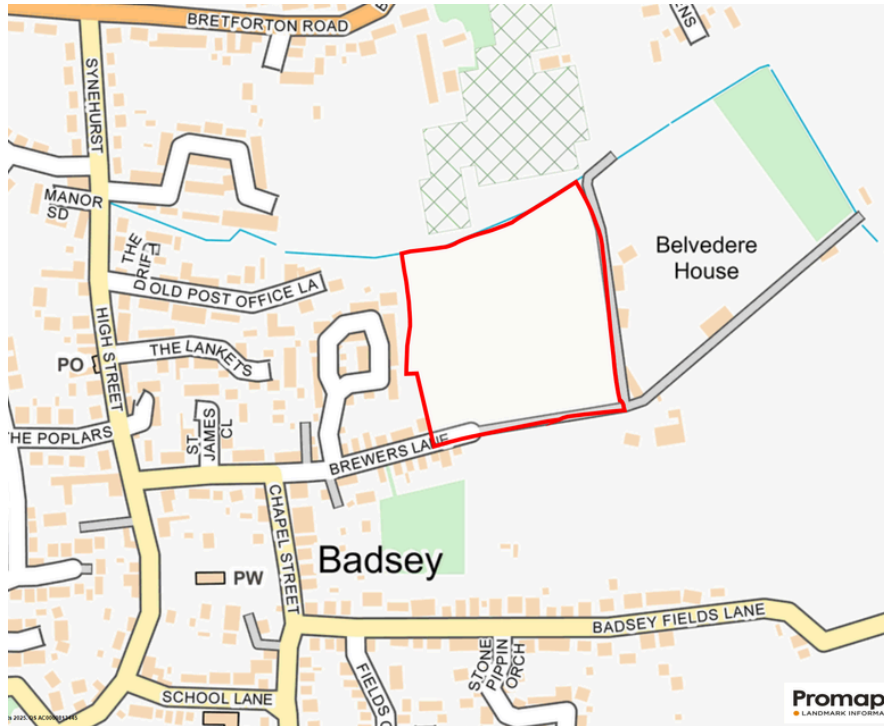
The proposed development will be designed to enhance connectivity both to the existing settlement and the wider allocation to the north. Main vehicular access would be provided off Brewers Lane, along with additional recreational walking and cycling routes, as well as cycle and pedestrian links to the north.

The land at 34A Bretforton Road received Resolution to grant Outline Permission for 90 units at the same Committee (Planning Ref: W/23/00936/OUT). Interested parties should note the requirement for cycle and footway connections between the two permissions.



Land at Badsey

Brewers Lane, Badsey, Worcestershire



All drawings, plans and images are for illustrative purposes only

S106

The Section 106 is currently being negotiated and will be made available within the technical pack in due course. Offers will need to account for S106 obligations and site abnormalities, further information for which can be made available on request.

VAT

Please note that VAT will be charged on the sale.

SERVICES

Interested parties are advised to make their own enquiries to suppliers in respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

TITLE

The site is registered under the title number WR151969. Copies of the relevant title register and accompanying plans are provided in the technical pack.

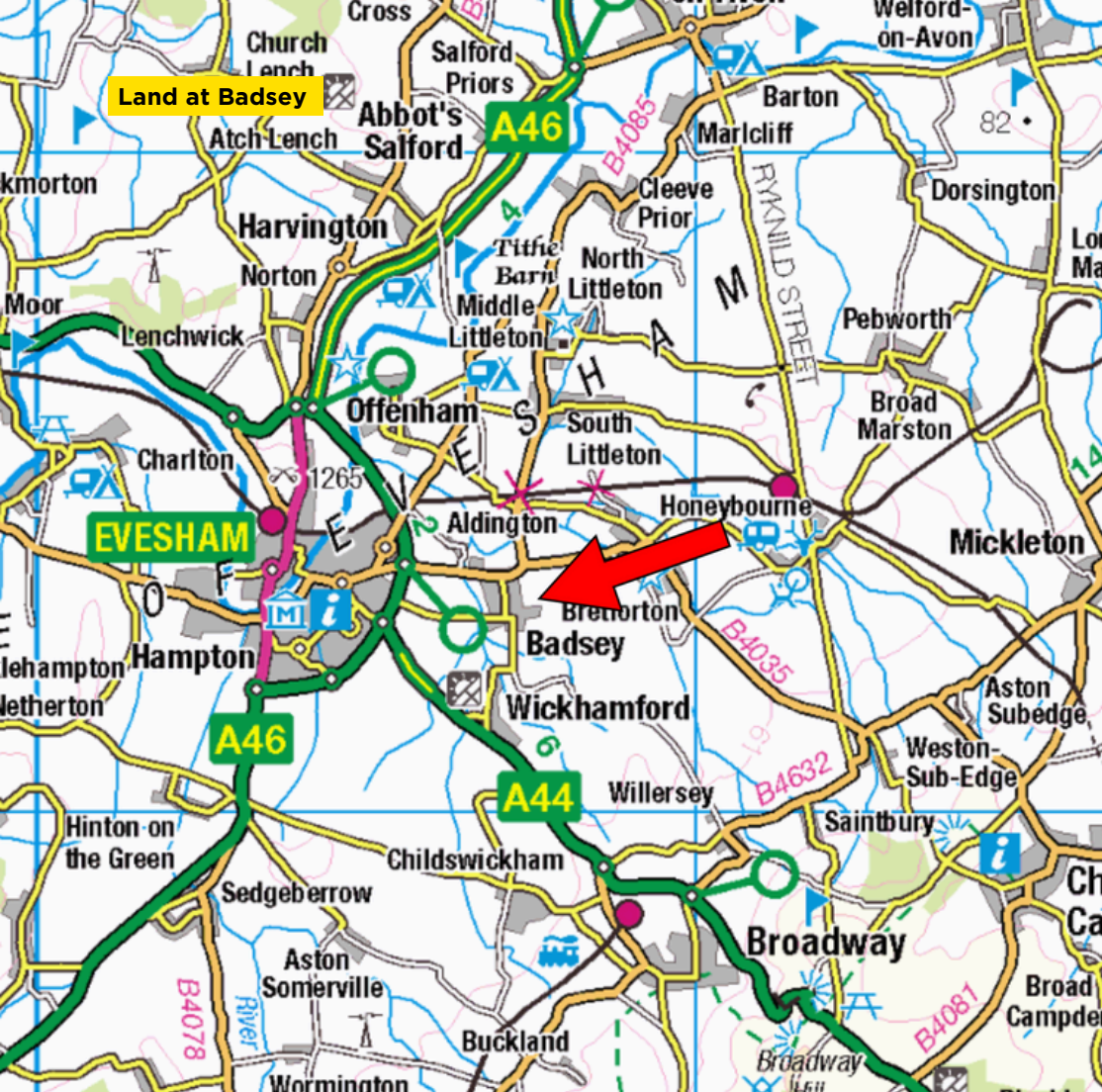


Photograph of Brewers Lane facing westwards

METHOD OF SALE

The property is to be sold by way of informal tender. Offers are invited by **14 August 2025**. Please note the Vendor is not obliged to accept the highest or any other offer. In order to be able to appraise offers on a like for like basis, please include the following information in support of your bid:

- Proposed purchase price and payment profile;
- Confirmation that the bid is unconditional;
- Specify any proposed exchange and deposit and confirm that it is non-refundable;
- Confirm timescales for exchange and completion;
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales of carrying out the proposed works;
- Specify any proposed uplift or overage provision contained within your offer;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Provide details of how you propose to fund the purchase (proof of funding may be required upon request) as well as confirmation that your bid has received full board approval or equivalent and, if not, the process and timescales;
- Provide details of the solicitors (firm and partner responsible) you propose to use.



IMPORTANT NOTICE

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VIEWINGS

We recommend parties contact Savills prior to viewing to discuss the opportunity and register your interest. We will be holding set viewing days on the 8th, 15th and 22nd of July 2025.

Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused by any potential purchasers, their agents or consultants whilst on site.

DATA ROOM

A data room containing all relevant and available information including planning and legal documents will be available on request.

LOCAL AUTHORITY

Wychavon District Council

Civic Centre
Queen Elizabeth Drive
Persnore, Worcestershire
WR10 1PT

CONTACT

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