

# RESIDENTIAL DEVELOPMENT LAND

Land at Terrills Lane, Tenbury Wells, Worcestershire, WR15 8DD



- 21.3 acres (8.6 ha) approx.
- Outline planning permission
- 125 dwellings (40% AH)

FOR SALE BY INFORMAL TENDER

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# Land at Terrills Lane, Tenbury Wells, Worcestershire, WR15 8DD

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## Location

The site is located on the southern edge of the settlement of Tenbury Wells, a small market town and civil parish nestled in the picturesque Teme Valley. It falls within the administrative area of Malvern Hills District Council. The River Teme runs along the edge of the town, separating Worcestershire, Shropshire and the Herefordshire border which is less than a mile away.

The site is situated approximately 0.6 miles to the south of the centre of the town, immediately adjacent to existing residential development off Terrills Lane, and to the south west of Tenbury Wells Business Park.

## Nearby Facilities & Amenity

The town centre provides a range of amenities to include weekly markets, independent traders and pubs/eateries, library, leisure centre/pool, community hospital and a Tesco Superstore. The town accommodates two primary schools and a secondary school (all rated: Good).

Market Street and Teme Street are within a 20 minute walk or 6 minute cycle from the site, providing opportunities for non-car mode journeys to surrounding amenities. The town is served by a local bus service, the 758, which connects to Worcester and the surrounding settlements. The nearest railway stations are at Ludlow and Leominster.

- Tenbury Wells Town Centre – 0.6 miles
- Leominster – 7 miles
- Ludlow – 10 miles
- Kidderminster – 18 miles
- Worcester – 21 miles



# Residential Development Land with Outline Planning Permission

## For Sale by Informal Tender



### Description

The application site comprises approximately 21.31 acres (8.63 ha) of largely arable agricultural land. The site is split into two parcels by Terrills Lane:

- Parcel A – East of Terrills Lane, measures approximately 12.97 acres (5.25 ha)
- Parcel B – West of Terrills Lane, measures approximately 8.30 acres (3.36 ha)

The main developable area of the site comprises a gently sloping plateau either side of Terrills Lane, off of which there is currently agricultural gated access. To the south, west and east, the site is adjacent to open countryside

The north-easternmost extent of the site comprises a sloping field, which extends down to a gated access into the Tenbury Wells Business Park and the Kyre Brook watercourse. It is via the existing business park that the proposed development is to be accessed.

A public footpath, 634(B,) runs north/south across the western edge of the site.

### Planning

Located within the planning jurisdiction of Malvern Hills District Council, the site benefits from outline planning permission for up to 125 dwellings, secured at appeal in May 2025:

- **M/22/00289/OUT** – Outline planning permission (all matters reserved, except access) for the provision of up to 125 residential dwellings and associated works.

*The application was refused on 4<sup>th</sup> June 2024 and subsequently allowed at appeal on 23<sup>rd</sup> May 2025.*

The Appeal ref: APP/J1860/W/24/3353961 was allowed on 23<sup>rd</sup> May 2025 and outline planning permission was granted for the

provision of up to 125 residential dwellings and associated works in accordance with the terms of the application.

### Proposed Scheme

The illustrative masterplan shows a proposed residential development of 125 dwellings in two parcels either side of Terrills Lane, with the main access off Bromyard Road (B4214), extending the existing infrastructure into Tenbury Wells Business Park. Works to Terrills Lane will maintain it as a 'through road', but prevent access into/egress from the new development.

The scheme will provide a range of house types/sizes, from 1-4 beds, all over a maximum of 2 storeys. The proposed concept builds upon the existing landscape and topographic characteristics of the site, utilising the level areas of the site for residential development and amenity open space, and the sloping areas for improved ecology and services infrastructure.

Development density is envisaged is at approximately 35 dwellings per net hectare (14 dwellings per net developable acre).

### Services and Drainage

The application is supported by a Flood Risk Assessment (FRA), Foul Water Strategy and Drainage Strategy. The proposed built development is located within Flood Zone 1. Foul water is proposed to discharge to the adopted sewers, with the final outfalls of foul water to be agreed with Severn Trent Water, to be consulted at the detailed design stage. Surface water drains into Kyre Brook which is within the ownership boundary.

### Section 106 Agreement

The application is subject to a signed Section 106 Agreement dated 19<sup>th</sup> March 2025 together with a subsequent Deed of Variation dated 7<sup>th</sup> May 2025. The Agreement with Malvern Hills District Council provides for the following planning obligations and contributions:

- Affordable Housing – 40% (74% Social Homes and 26% First Homes)
- Early Years Contribution - £323,582
- Primary School Contribution - £993,859
- Secondary School Contribution - £794,750
- SEND Contribution - £219,612
- Bus Infrastructure Contribution - £10,000
- Community Infrastructure Contribution - £99,779.75
- Community Transport Contribution - £6,690.50
- Healthcare Contribution – £47,311
- Quiet Lane Order Contribution - £7,000
- TRO Contribution - £4,500

A copy of the completed Agreement is provided in the Data Room.

### Legal Information

The site is offered Freehold with Vacant Possession upon completion.





# Residential Development Land with Outline Planning Permission

## For Sale by Informal Tender



### VAT

The land is not elected for VAT.

### Method of Sale

The site is offered for sale by way of Informal Tender. Unconditional offers are invited. Offers should be in accordance with the 'Financial Proposal Form' contained within the Data Room.

Offers should be received by Bruton Knowles by **Noon on Thursday 21<sup>st</sup> August 2025** via email to: [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

### Retained Access/Land & Development Restriction

The vendor retains the fields to the south of Parcels A & B and will require the purchaser to safeguard the vendor's ability to extend estates roads/services into Parcel's A & B at a later date.

To the western extent of the site, where it abuts undeveloped third party land, the vendor will retain strips of land along these boundaries and require the purchaser to provide access up to these.

The vendor intends to limit development to a maximum of 125 dwellings, with the mechanism for this to be agreed.

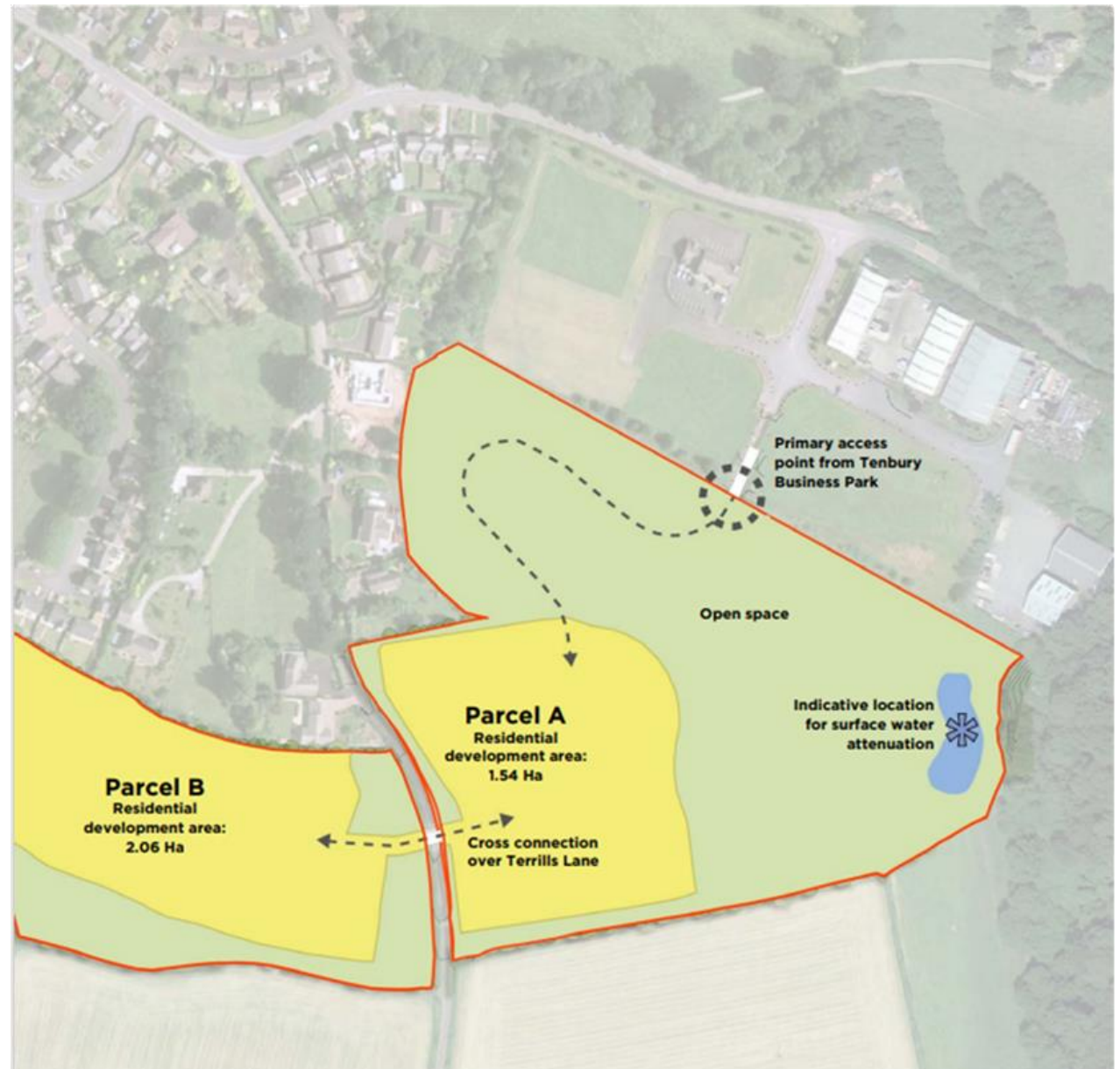
### Viewings

The site can be viewed from the field gateways and from the public footpath. Access by appointment only.

### Further Information

A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

**Subject to Contract - June 2025**











# Land at Terrills Lane, Tenbury Wells, Worcestershire, WR15 8DD



## Contact:

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## Gloucester office:

Olympus House, Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

## Leominster office:

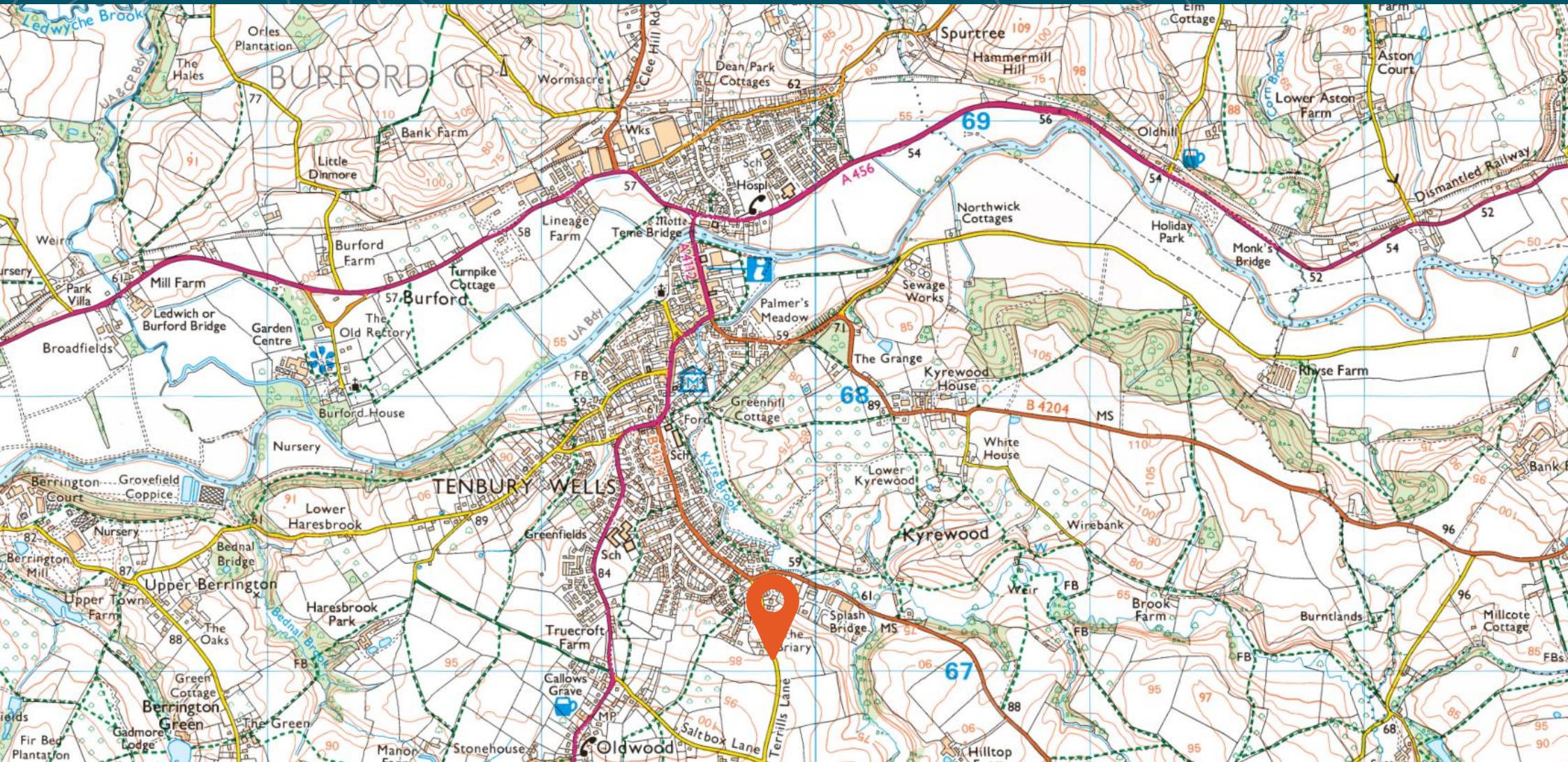
Easters Court, Leominster  
Herefordshire, HR6 0DE





# Location Plan

/// what3words [onion.clotting.emails](https://www.what3words.com/)



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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