



## Residential Development Opportunity

Land at Honeybourne Road, Bretforton, Worcestershire, WR11 7JG

Catesby Estates plc  
part of Urban&Civic

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# FOR SALE

## LOCATION

The site is located in the village of Bretforton in the Wychavon district of Worcestershire. The village sits on the B4035 between Evesham and the Cotswolds, close to Badsey and near the Gloucestershire border, benefiting from easy access to local amenities. The nearest train station is Honeybourne which is located 1.6 miles northeast, there is a direct train to London Paddington on the Great Western Railway taking approximately 1 hour and 40 minutes. There is also Evesham station approximately 6 miles west with transport to London Paddington taking circa 2 hours. There is a Bus Stop on School Lane on the corner of the site serviced by the 553 from Evesham train station to Bretforton taking 18 minutes, and the H5A on Tuesdays and the H5B on Thursdays serving Mickleton, Chipping Campden, Bretforton and Evesham with the bus from Evesham bus station taking 20 minutes.

Situated opposite the site is Bretforton Community Shop providing locally produced goods. The Fleece Inn is located only 0.1 miles away from the site, the pub is open everyday 11am - 11pm. Situated directly to the east is St Leonard's Church dating back from the 13th Century. Bretforton Grange, located 0.4 miles northwest of the site hosts various events including weddings,

## DESCRIPTION

The subject site comprises approximately 9.48 acres (3.84 hectares) of agricultural land laid to grass, the boundaries are marked by mature hedgerows with open views to the north and east, the south and west boundaries look towards the village.

## PROPOSED SCHEME

The site has a proposed developable area of 4.06 acres (1.64 hectares) which equates to 42% Net Developable Area. The capacity of the site is for up to 50 dwellings, suitable for a range of house types inline with the local housing mix. There is provision for a village hall, pump station, 30% increase in Biodiversity Net Gain, and 51% green infrastructure.

## PLANNING

The site falls within the administrative area of Wychavon District Council. Planning policy for the area is contained within the South Worcestershire Development Plan Review (SWDPR) adopted on the 26th of March 2026. The site has the benefit of Outline Planning Permission (ref: W/24/02471/OUT) granted at committee in January 2026 subject to the Section 106.

The Outline application was granted for **'development of up to 50 residential dwellings (Use Class C3) and a new village hall with public open space, drainage and all other associated works and demolition of existing structures'**. The Outline planning permission is subject to a number of pre-commencement and pre-occupation planning conditions.

## SECTION 106

The Section 106 Agreement has been agreed in draft with the following contributions:

- There is a requirement to provide 40% mixed tenure Affordable Housing provision on site.
- Community Transport contribution - up to £11,017.13
- Home to School Transport (Middle and High School) - £89,843.32
- Demand Responsive Transport Contribution - up to £9,750
- Offsite Built Sports Contribution - up to £36,281 (£725.62 per dwelling) towards Evesham Leisure Centre
- Offsite Formal Sport Contribution for Bretforton Sports Club:
  - £1,546 for 1 bed General Market Dwelling
  - £2,322 for 2 bed General Market Dwelling
  - £3,096 for 3 bed General Market Dwelling
  - £3,870 for 4+ bed General Market Dwelling
- NHS Primary Care Network contribution - up to £33,600 (£672 per dwelling)
- Middle School - £183,689
- Secondary Education - up to £237,736
- Special Educational Needs and Disabilities (SEND) - up to £86,428



There is a requirement for land measuring 0.2 hectares to be transferred to the Parish Council for the delivery of a Village Hall.

A copy of the decision notice, S106 agreement and all documentation submitted in support of the planning application is included within the Data Room.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

An index CIL rate of £55/m<sup>2</sup> will be sought on the open market dwellings.

#### LEGAL INFORMATION

The site is registered under the Freehold title WR125736 and is offered freehold with vacant possession.

#### VAT

The landowner reserves the right to elect for VAT.

#### VIEWING

Viewings are available by appointment only. However the site can be partially viewed from Honeybourne Road, New Street and the footpath that runs parallel to the land and cemetery.

#### ACCESS

The purchaser will be required to reserve an access corridor to the vendor's retained land.

#### DATA ROOM

A data room has been prepared that provides technical detail and planning information. For access please contact Eleanor Bentall at: [eleanor.bentall@sheldonbosleyknight.co.uk](mailto:eleanor.bentall@sheldonbosleyknight.co.uk)

#### OFFERS

Offers are to be sent to Charles Davis at: [charles.davis@sheldonbosleyknight.co.uk](mailto:charles.davis@sheldonbosleyknight.co.uk)

#### METHOD OF SALE

Sheldon Bosley Knight is offering the site for sale by way of informal tender. The Vendor does not undertake to accept the highest or indeed any offer. Offers are invited on an unconditional basis.

**OFFER DEADLINE – 12th NOVEMBER 2026**

**SUBJECT TO CONTRACT – SEPTEMBER 2026**







## SBK Rural, Land & Development

**Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG**

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### DISCLAIMER

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans, measurements, text and photographs are for identification purposes only.