



**Former Perdiswell Park & Ride**  
Worcester, WR3 7NS





# FOR SALE - FORMER PERDISWELL PARK AND RIDE SITE



**Former Perdiswell Park and Ride, Worcester,  
WR3 7NS**



## Development Opportunity

- Site area 2 acres (0.80 ha)
- Prominently located fronting A38 Droitwich Road, one of the principal arterial roads into Worcester City Centre
- Suitable for a variety of uses, subject to planning



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# Development Opportunity

## Description

On behalf of Worcester City Council, we are pleased to introduce this potential development opportunity. The site is part of the former Perdiswell Park and Ride site which was operated by Worcester City Council until the facility ceased in 2014.

The City Council has previously sold the remainder of the site for the provision of a 420 place Academy for Primary School Aged Children, which is under construction and due to open later in 2019.

The balance of the site comprises a total of 2 acres with extensive frontage to A38. It is located at the junction of Droitwich Road and John Comyn Drive, as approximately identified on the enclosed plan and photograph.

John Comyn drive also leads to Perdiswell Park, an office campus located to the immediate east.

## Location

The site is located in Perdiswell on the northern outskirts of Worcester, accessed off the A38 Droitwich Road, one of the main thoroughfares into the City.

Worcester is an expanding and thriving Cathedral City with a population of just over 100,000 on the banks of the River Severn.

It is readily accessible by road, rail and air. Junctions 6 and 7 of the M5 provide easy access to the motorway network whilst the City has 2 railway stations together with a new station, Worcestershire Parkway, which is under construction.

The City has an excellent retail, arts and leisure offering, expanding University, first class rugby and cricket teams and a picturesque racecourse adjacent to the River Severn.

## Planning

The redundant site is not allocated for any particular use in the adopted South Worcestershire Development Plan, but it is considered suitable for development.

A summary of appropriate uses is discussed in the Marketing Brief, produced by Worcester City Council. These uses would include employment use (B1a offices), residential care and sheltered accommodation, leisure and retail, where it is of an appropriate scale and it can be demonstrated that it will not have a significant adverse impact on the vitality or viability of any local centre.

## Tenure

Freehold, subject to Vacant Possession.

## Information Pack

A dataroom containing the following planning and technical documents can be found at <https://parkandrideworcester.com>:

- Marketing Brief
- Report on Title
- Plan of Site
- Title Register and Title Plan HW20690
- Title Register and Title Plan WR181841
- Topographical Survey (incl underground services)
- Highways Adoption Plan
- Phase I Desktop Geo Environmental Report

## Offers

We request that all interested parties submit their offer in writing on or before Friday 14<sup>th</sup> June 2019.

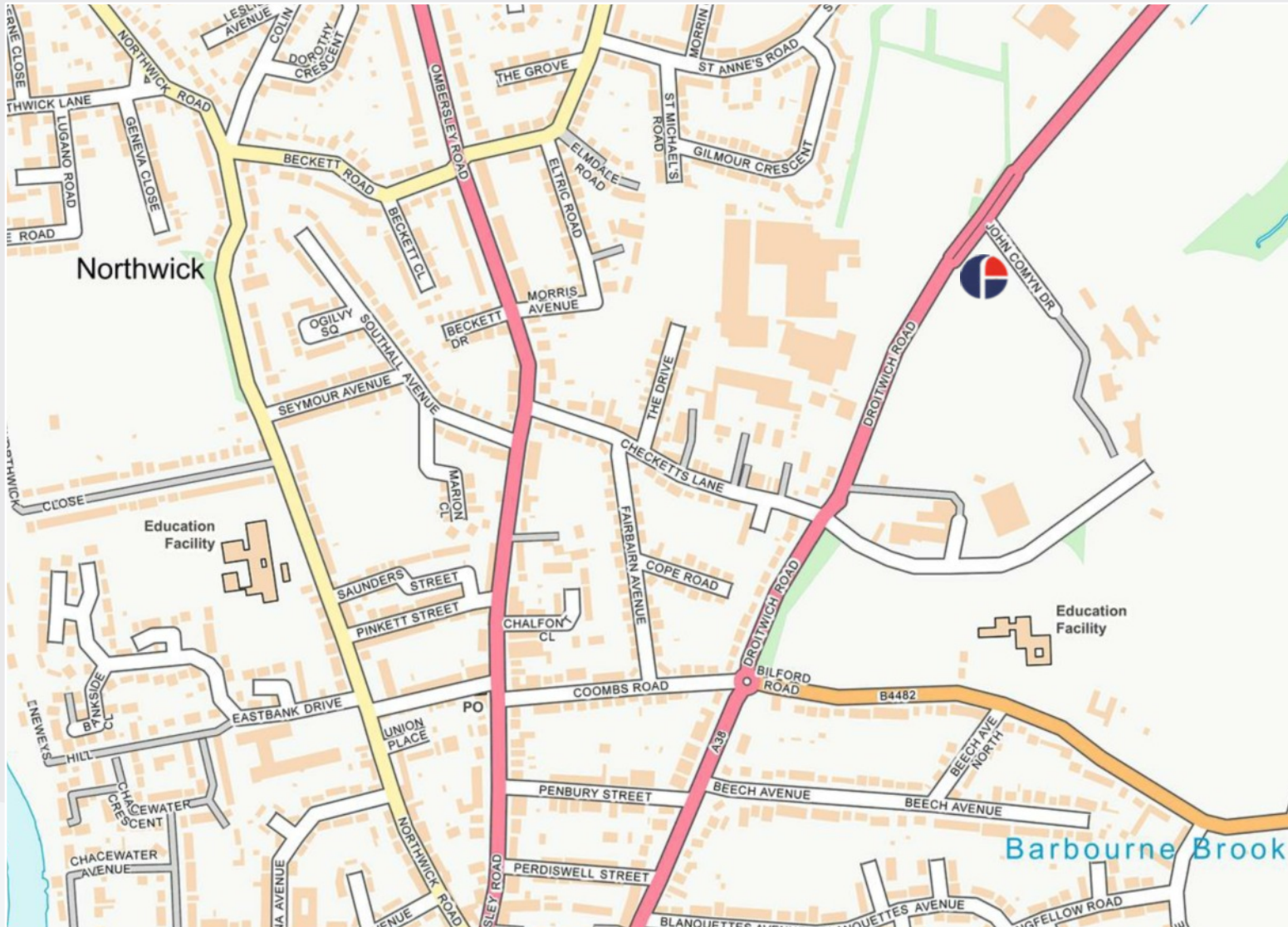
Offers should include details of the proposed use/development, confirmation of funding and any conditions attached to the offer.

On the instructions of:







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Licence Number - 100022432 - Not to Scale


 **Approximate Travel Distances**

 **Locations**


- Worcester City Centre 2.2 miles
- Birmingham 29.8 miles

**Sat Nav Post Code**

- WR3 7NS

 **Nearest station**

- Foregate Street 2.2 miles

 **Nearest Airports**

- Birmingham Int 35.6 miles



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