

19.5 ACRES
SOUTH OF WALTON ROAD
HARTLEBURY
KIDDERMINSTER

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brasier freeth

Prominent Development Opportunity, Subject to Obtaining Necessary Consents

LOCATION

Hartlebury is an established industrial location to the south of Kidderminster, in Worcestershire. Situated close to the A449, the area benefits from strong transport links, with direct access to the strategic road network and onward connectivity to the M5 and M42, providing efficient links to the wider Midlands and national motorway network. In addition to its road connections, the location is supported by nearby rail services via Hartlebury Station, and sits within a well-established commercial environment anchored by Hartlebury Trading Estate and surrounding employment uses.

The immediate locality is characterised by a mix of industrial, warehouse and trade occupiers, benefitting from access to the local labour pool and proximity to the amenities and services of Kidderminster and nearby towns. The wider area provides a practical operating environment for industrial users, combining established infrastructure, a strong occupier base, and convenient access to key regional routes.




HARTLEBURY
TRADING ESTATE
Indicative Boundary Lines

KEY DETAILS

- Situated adjacent to Hartlebury Trading Estate
- Prominently located on Walton Road
- Clear level site of approximately 19.5 acres
- Good road links

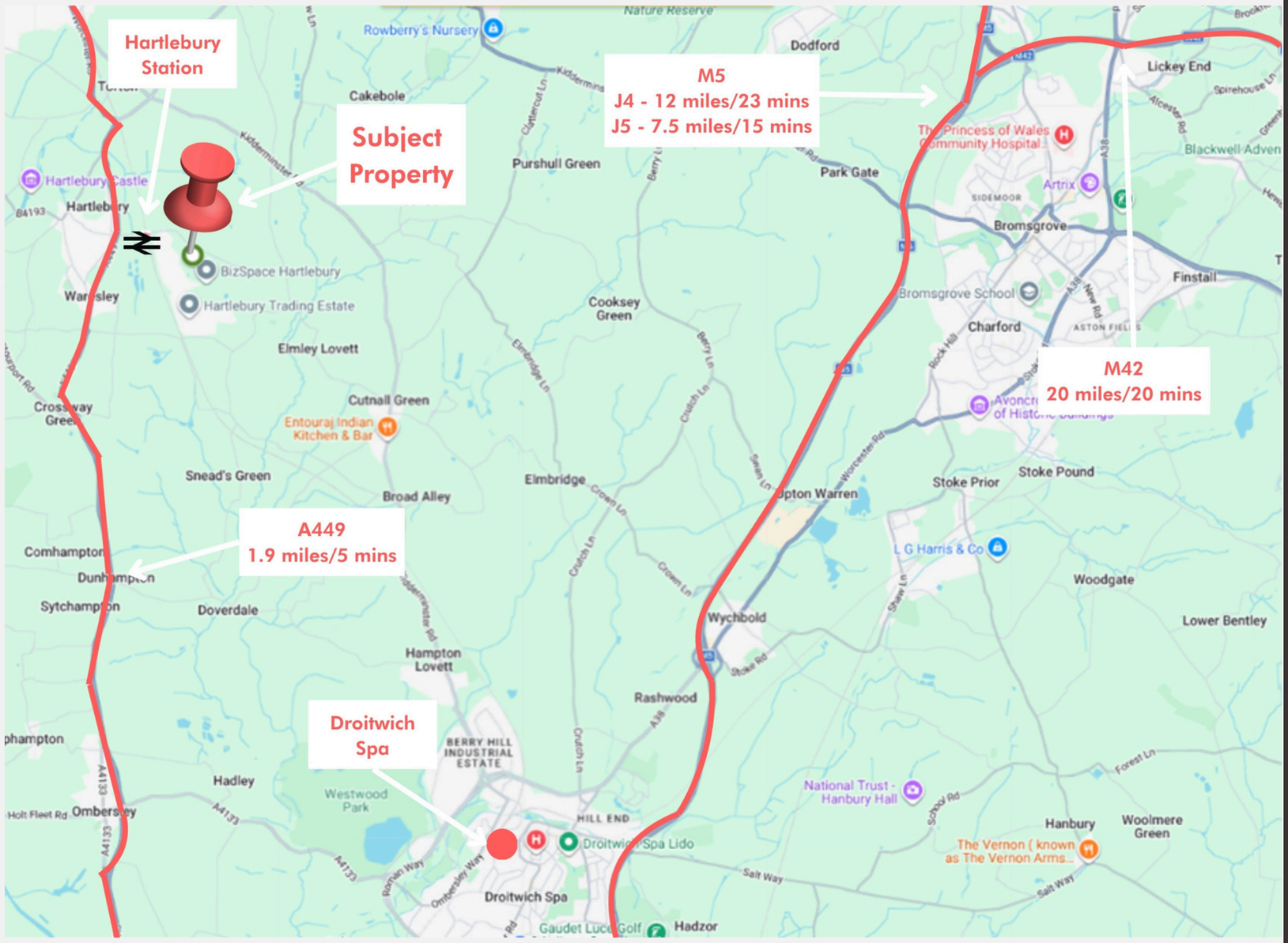
SITUATION

The site is located immediately adjacent to Hartlebury Trading Estate on Walton Road and presents an opportunity for development (subject to planning). The location benefits from excellent access to the strategic road network via the A449 dual carriageway, which connects to Junction 6 of the M5 (approx. 10 miles), with wider connectivity onward to the M42 and the national motorway network. The surrounding area is characterised by established commercial and industrial occupiers, with Kidderminster town centre approximately 5 miles to the north.



AREA

- M5 (Junction 6) - 18 mins (10 miles)
- M42 (Junction 1) - c.20 mins (11.5 miles)
- A449 - direct access / immediate
- Hartlebury Station - c.5 min walk
- Kidderminster Station - 5 mins
- Worcester Foregate Street - 17 mins
- Birmingham New Street - 43 mins from Kidderminster
- Stourport-on-Severn - 2.9 miles
- Droitwich Spa - 4.9 miles
- Worcester - 9.3 miles



DESCRIPTION

The site comprises an area of land extending to approximately 19.5 acres (7.9 hectares). It is predominantly undeveloped land and may be suitable for a range of uses (subject to planning). The site is located in close proximity to Hartlebury Trading Estate, with the surrounding area characterised by a mix of established industrial occupiers and open land.

PLANNING

The principal planning history to the south of the site relates to the continued occupation, redevelopment and expansion of Hartlebury Trading Estate and adjoining commercial land. The surrounding area is therefore characterised predominantly by employment-generating development, including industrial, warehouse and related commercial uses (B1, B2, B8) as well as neighbouring residential.

TERMS

The site is offered for sale freehold, with vacant possession. The disposal is expected to be structured by way of an informal tender process. Further information, including access to a data room, will be made available to interested parties upon request. Price upon application.



DATA ROOM

Further information and access to a data room can be provided upon request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds for the acquisition.

VAT

We understand that the site is not elected for VAT. Interested parties should satisfy themselves as to the VAT position prior to exchange of contracts.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



CONTACT

GET IN TOUCH

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