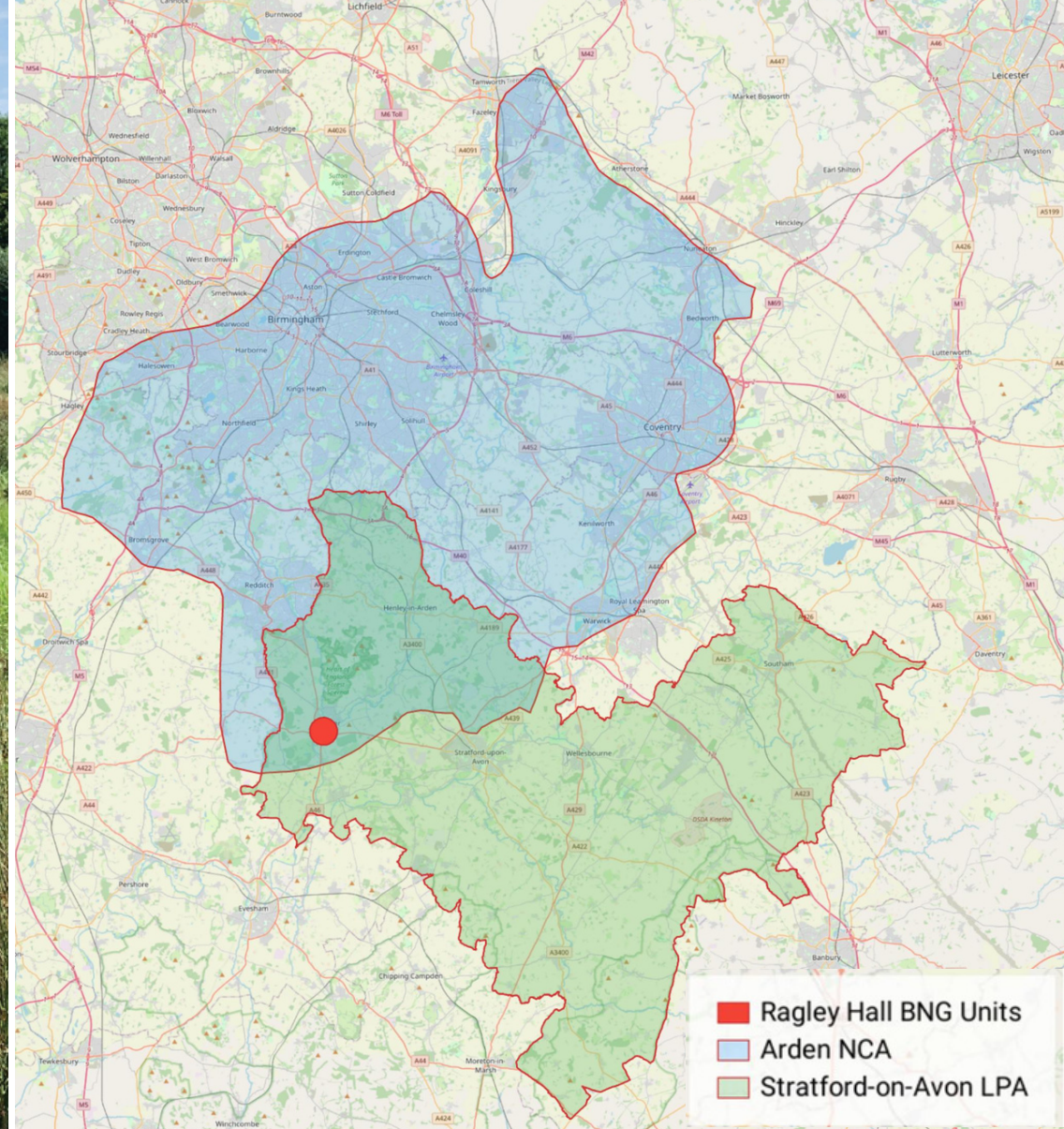




RAGLEY HALL ESTATE, RAGLEY HALL, ALCESTER, B49 5NJ

South Alcester Grassland
131.8 Offsite Biodiversity Net Gain Units
Stratford-on-Avon District - Arden National Character Area

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An opportunity to acquire turnkey offsite Biodiversity Net Gain (BNG) units in the Stratford-on-Avon District which deliver both environmental and social benefits.

The BNG units are located between Alcester and the River Arrow in Stratford-on-Avon District, falling into the Arden National Character Area (NCA).

Ragley Hall Estate can enable development in Stratford-on-Avon, Redditch, Coventry and to the South East of Birmingham with no penalty from the Spatial Risk multiplier

The South Alcester habitat bank brings over 131.8 BNG units to the market and can offset developments using the following metrics:

- Warwickshire County Council Biodiversity Metric
- Defra Metric 4.0
- Defra Statutory Metric

Habitat	Distinctiveness	Number of units available
Modified grassland	Low	21.84 BNG units
Neutral grassland	Medium	66.44 BNG units
Mixed scrub	Medium	38.17 BNG units
Temporary lakes, ponds and pools	High	3.41 BNG units
Ponds	Medium	0.73 BNG units
Urban tree	Medium	1.23 BNG units



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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.