

**Development at Barons Court**

New House Lane, Upton Warren, Bromsgrove, B61 9ET



Full planning consent for 13 dwellings within a 1.44 acre site | Sale by Informal Tender |  
Open viewing by appointment - Tuesday 16th November 2021

**Offers in the region of £1,700,000 on an unconditional basis**

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Full planning consent for 13 dwellings within a 1.44 acre site

The site consists of a large single storey industrial building along with an agricultural barn, to the North and West of the building are existing areas of hardstanding.

The site is situated within the West Midlands Green Belt and there is a residential area sited to the South-West of the site containing a Grade II listed granary. It has been historically used as a farm and for jewellery manufacture.

The existing access from Newhouse Lane to the site will be utilised although a new private estate road can be constructed to provide a private gated community.

There is also an opportunity to acquire further land by separate negotiation.

The ProMap on the back page gives an indicative area shown as hatched red where additional land can be purchased. It also shows an approximate location of the proposed new estate road. The area hatched green requires a rights over, this is for periodic access required for the existing vendors.



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH AND SOUTH OUTER ELEVATIONS



## Directions

From Bromsgrove, head south-west on Market Street/A448 towards Church Street then continue to follow A448 for 0.2 miles. At the roundabout, take the 2nd exit onto Kidderminster Road/A448 after 0.7 miles turn left onto Whitford Road. Then turn left to stay on Whitford Road, after 0.3 miles turn right onto Timberhonger Lane then after 1.8 miles turn right onto Newhouse Lane. After 0.3 miles take a slight right, the destination will be on the right. Take the private driveway on the right for approximately 150 meters to arrive at the site.

## Viewings

Viewings are strictly by appointment on an open day with timed slots to be held on Tuesday 16th November 2021. Please contact our Land Department on 01285 646770 to book an appointment.

## Location

The location is approximately 2 miles South of the Kidderminster Road and 2 ½ miles North of Upton Warren set within a rural location with Bromsgrove and the M5 to the East and close to several railway stations, Droitwich Spa Station, Bromsgrove Station and Hartlebury Station. Birmingham Airport is 30 miles to the South West and local schools are within a 3 to 4 miles radius such as Wychbold First and Nursery School, Stoke Prior First School Ofsted: Outstanding, Cutnall Green C of E Primary School and Millfields First School.

## Services & Tenure

To be sold with freehold title and full vacant possession, there are no leases.

We have not been advised that the site is affected by any onerous covenants or restrictions, which may affect title or future uses.

We understand that all BT, fibre, mains water, electricity and 3 phase electricity are located at the site.

There is no gas, foul or drainage connections.

## Local Authority

Wychavon District Council  
[www.wychavon.gov.uk](http://www.wychavon.gov.uk)  
01386 565 565

## Town & Country Planning

21/00176/GPZA

Application Type GPZA - Demolition of buildings and construction of new dwelling houses in their place - Prior notification for the proposed demolition of a building and the construction of 10 new dwelling houses in its place – granted 02/07/2021.

21/01650/GPDQ

Application Type GPDQ - agricultural to C3 dwelling house. Notification for prior approval for the proposed change of use of an agricultural building to three dwelling house (Class C3) and associated operational development – granted 08/09/2021.

## Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Friday 26th November 2021 at the offices of Perry Bishop and Chambers, 2 Silver Street, Cirencester, GL7 2BL.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand, posted to our Cirencester office or by email [seantredgold@perrybishop.co.uk](mailto:seantredgold@perrybishop.co.uk)

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible after the closing date, with all parties being notified accordingly.

## Important Notes

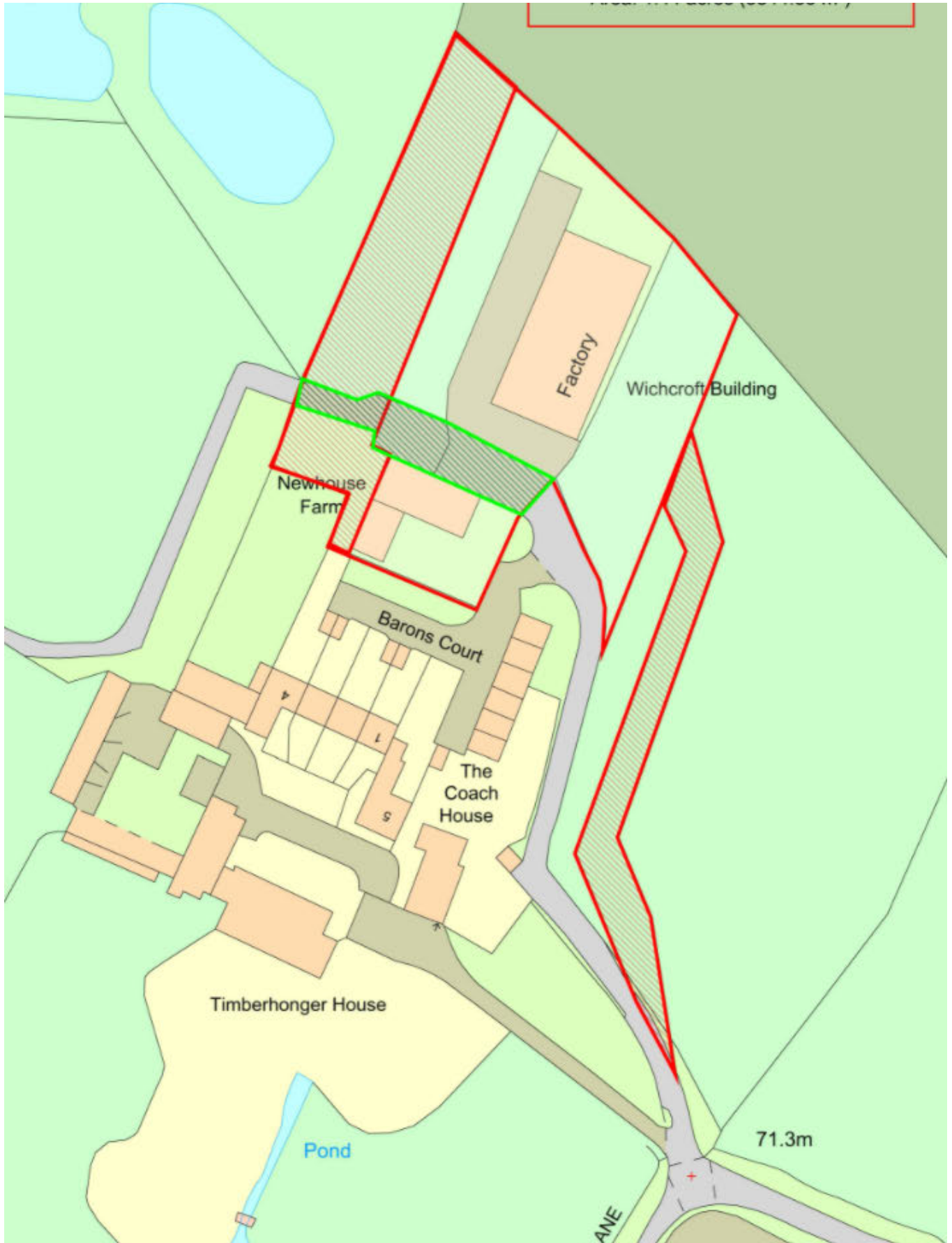
The vendor is seeking a non-refundable 5% deposit on agreement of the Heads of Terms and prior to Exchange of Contracts.

Any change to the current planning permission will require the consent of the vendor, not be unreasonably withheld.

## Information Pack

Full Planning Documents

Ref: ST/KB/151021



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.