

FOR SALE

LAND AT STANFORD COURT
STANFORD BRIDGE, WORCESTER, WR6 6SG



DEVELOPMENT OPPORTUNITY

CIRCA 1.1 Acres (0.445 Hectares) (Approx. Total Area)

- Part of wider site with implemented planning permission
- Stunning countryside location with mature woodland and lake
- Potential for additional dwellings on amended scheme, Subject to Planning
- Finance may be available

LOCATION

The site is located to the west of the village of Stanford Bridge, south of the B4023 which connects Great Witley and Bromyard. The site was formerly part of the 'Forest Fencing' factory and stores and benefits from an implemented full planning permission for 15 units. The first 14 units have been constructed and are occupied, and what remains is "Plot 15". Stanford Court itself and outbuildings which have been converted into coach style residential accommodation sit at the high point of the site with the surrounding land falling away on all sides. The village benefits from a thriving farm shop and public house both within walking distance of the site. The local area is well served by both private and state schools.

DESCRIPTION

Covering an area of circa 1.1 acres, the site is generally level and set in open countryside. It is bounded immediately to the west and north by Stanford Court and the converted coach houses, to the east by the first phase of development and to the south by mature woodland and a lake. To the north, beyond the coach houses, there are open fields leading down to the B4023.

PLANNING

"Plot 15" of the extant planning permission shows a detached property at over 8,000 sqft across two floors with five bedrooms, multiple reception rooms, an orangery, swimming pool, along with a large garage block. It is part of a wider scheme with implemented full planning permission for 15 dwellings. The remaining 14 properties have been constructed and are occupied. Details can be found with application number 13/01623/FUL on the Malvern Hills District Council planning pages.

The planning history of the site and the extant planning permission would indicate that there is potential for redeveloping the vacant plot for an alternative form of development to increase the number of dwellings. An alternative feasibility layout has been produced on "Plot 15" to show three smaller properties at circa 3,000 sqft. The three properties would give an overall square footage similar to the plot currently having the benefit of permission. This coupled with an established principle of development would enable a case to be constructed.

It would be up to the purchaser to have their own discussions with the local authority as to whether this would be an acceptable scheme.

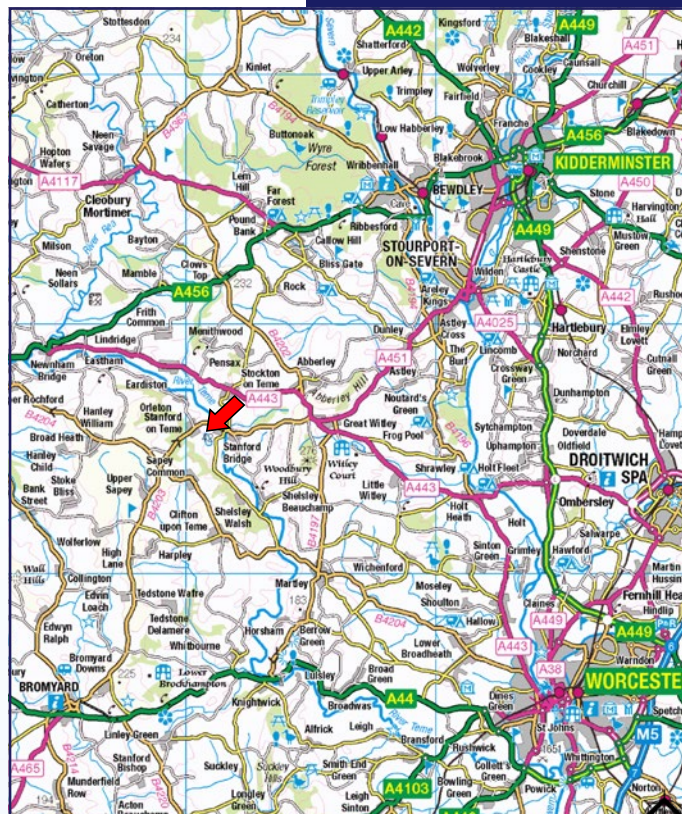
[Link to planning portal](#)

Planning brief available upon request/ in data room.

PLOT 15 CGI PLAN



POSTCODE: WR6 6SG



PRICE

Freehold offers invited, price on application

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 06/26

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