

DEVELOPMENT OPPORTUNITY

LAND AT LOW ROAD, CHURCH LENCH, WORCESTERSHIRE, WR11 4UH



FULL PERMISSION GRANTED FOR NINE SUBSTANTIAL NEW HOMES

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

DEVELOPMENT OPPORTUNITY

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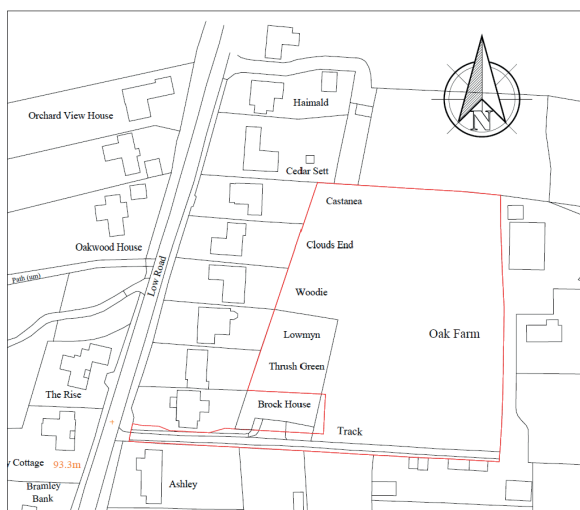
This attractive site, with full planning consent for nine substantial dwellings, is situated in Church Lench, part of the highly desirable cluster of villages known as The Lenches. The site has a peaceful, rural setting while forming an integral part of the village, lying to the rear of Low Road — one of Church Lench's main residential streets, characterised by large, detached homes.

The site extends to approximately 2.47 acres (1 hectare) of level pastureland and benefits from access via Brock House. Please note that Brock House and its rear garden are excluded from the site boundary.

The approved development proposes nine high-quality dwellings, designed to make the most of the site's established green infrastructure and rural surroundings. The consented scheme delivers a total of approximately 1,697 sqm (18,266 sq ft) of residential floorspace, comprising an appealing mix of four- and five-bedroom detached houses and two- and three-bedroom bungalows, ensuring a well-balanced and marketable development.

Floorplans for each house type are available in the Data Room upon request.

The approved masterplan demonstrates a thoughtfully designed and landscape-led layout, delivering an exclusive collection of homes that blend seamlessly into the surrounding area — a superb opportunity for developers or housebuilders seeking a premium rural scheme in one of Worcestershire's most sought-after locations.



APPROVED HOUSING MIX:

Plot 1
Hatton (four-bed detached house): 259 sqm

Plot 2
Blackwell (three-bed detached bungalow): 148 sqm

Plot 3
Barrington (two-bed detached bungalow): 118 sqm

Plot 4
Bentley (five-bed detached house): 245 sqm

Plot 5
Barrington (two-bed detached bungalow): 118 sqm

Plot 6
Hatton (four-bed detached house): 259 sqm

Plot 7
Barrington (two-bed detached bungalow): 118 sqm

Plot 8
Banbury (three-bed detached bungalow): 161 sqm

Plot 9
Hanbury (4-bed detached house): 271 sqm

PLANNING

H2Land has secured two separate planning consents for the site.

A fully detailed scheme for 9 detached dwellings was approved on appeal in July 2024. After the initial refusal, H2Land submitted a revised detailed proposal that addressed the Committee's previous concerns. Although this too was initially refused, it was subsequently allowed on appeal. Under this consent, the affordable housing requirement is met through an off-site financial contribution of £143,966.25. This scheme will also be liable for a CIL payment of approximately £93,335.

Application Number: [W/23/02605/FUL](#)

Location Address: Land At (Os 0277 5140) Low Road Church Lench

Proposal: Erection of 9 dwellings with associated works and access

Status: Refusal

Application Type: Full planning permission

Appeal Decision: Allowed

Decision Date: 25/07/2024

PROPOSED SITE LAYOUT

10006.1 Sq.m (2.47 Acre) Site Area (RED)

1210 Sq.m (0.29 Acre) Site Area (BLUE)

Green Space = 2144 Sq.m = 21.4% GI.



The initial consent relates to an Outline scheme for 19 units, including 7 affordable homes. This application was initially refused by the Planning Committee but was approved on appeal by the Planning Inspector in February 2024.

The affordable housing provision is relatively modest, comprising 5 shared ownership or social rent homes and 2 First Homes (available at a 30% market discount, with a maximum value of £250,000).

Application Number: [W/22/02027/OUT](#)

Location Address: Land at (OS 0277 5140) Low Road, Church Lench

Proposal: Outline application for the erection of up to 19 dwellings (including affordable homes) together with associated works, SUD's and landscaping. All matters reserved except for access.

Status: Refusal

Application Type: Outline Application

Appeal Decision: Allowed

Decision Date: 15/02/2024



LOCATION

Church Lench is one of The Lenches — a picturesque cluster of villages in Worcestershire. The village embodies the rural charm of the Cotswold-fringe countryside, with characterful stone and brick cottages, historic buildings, open green spaces, and a peaceful, community-focused atmosphere.

Church Lench is a highly regarded location, where new homes of notable quality and value have been developed in recent years. Properties here are in strong demand and tend to sell quickly, reflecting the desirability of the area and the relatively limited turnover of homes.

The nearby market town of Evesham provides a full range of amenities and services, while Redditch, Stratford-upon-Avon, and Worcester are all within approximately 30 minutes by car. The area benefits from excellent transport links, including mainline rail services to London from Evesham or Worcester, and easy access to the motorway network, ensuring convenient connections across the region.



SERVICES

All of the necessary services are located within the easy reach of the site. The drainage strategy appraisal by Reports4Planning can be found in the Data room, along with further detailed information on the services, available by request.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

It is for the purchaser to satisfy their enquiries of the routes thereof.

LEGAL

The freehold of the site is available with vacant possession granted upon completion.

METHOD OF SALE

Sheldon Bosley Knight is seeking unconditional offers for the freehold interest in the site by way of informal tender.

DATA ROOM

An online Data Room is available containing all relevant planning, legal, and further technical information. Available on request.

VIEWING

Viewings on an appointment basis only. Sheldon Bosley Knight request that all parties wishing to view the property contact us directly to book an appointment.

TENDER DEADLINE

Offers are sought on an unconditional basis via informal tender. The tender deadline is set for 17th December.

All offers require to be put forward in writing, along with proof of funding.



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