



Plot at the Brook House
Great Witley, Worcester, WR6 6HY

Andrew Grant

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0.45 acre plot

Offers in excess of £300,000

A wonderful opportunity to purchase this sizeable plot with approved planning permission for the construction of a detached property.

Key features

- Investment opportunity
- Planning permission approved
- Desirable village location
- 0.45-acre plot
- Build your own detached home
- Set well back from the road
- Sizeable garden
- Parking
- Private entrance
- Chantry school catchment

Freehold/0.45 acres





This is a unique chance to acquire a 0.45-acre plot situated within the delightful village of Great Witley. The approved planning permission is for a detached home set back from the road and surrounded by a good-sized garden, with its own private entrance and parking.

Approved planning application number: M/22/00272/OUT

Description

Due to its most sought-after location and excellent size, a plot like this is an extremely infrequent find within the area.

If you are wanting an investment to create a unique stand-alone home which will no doubt appeal to many purchasers on the open market, this is a must have plot.

This plot will also highly appeal to those seeking to create their own perfect forever home in an idyllic and premium location.

There is approved planning permission in place with Malvern Hills District Council. Planning application number: M/22/00272/
OUT





Situation

Great Witley is a popular village situated to the west of Worcester, on the edge of the sought after Teme Valley. The village has excellent amenities, including a 24-hour petrol station (with a useful shop), a village store with a post office, a church, scouts, a doctor's surgery and an active village hall.

The Manor Arms at Abberley, The Baiting House and The Bridge at Stanford Bridge are all great public houses found locally.

Schooling is well provided for in the village, which has an excellent Church of England Primary School. The village is also within the catchment of the much-acclaimed Chantry High School in nearby Martley.

For more extensive cultural, retail and leisure amenities the Cathedral City of Worcester is around 11-miles away, with larger supermarkets, high street and boutique shopping, schools, the university and other amenities. There are excellent transport links in the City including Worcester Foregate Street and Shrub Hill Railway Station. There is also easy access to the M5 motorway via Junctions 6 & 7.





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