



Andrew Grant  
PRESTIGE & COUNTRY

# Keepings

Lower Broadheath, Worcester WR2 6RG



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“An exciting opportunity to build four substantial bungalows on the outskirts of Worcester City centre...”

Scott Richardson Brown CEO

- With outlined planning permission granted for the construction of four substantial bungalows, each boasting over 1,500 sq. ft. of living space, this 2 acre plot offers immense potential.
- Additionally, the existing 4 bedroom dwelling on the property provides further opportunities for redevelopment.

Planning Ref: M/23/00715/OUT



Offers in excess of £1,000,000





## The existing bungalow

Currently comprising of three double bedrooms, a single room/office, a generously sized kitchen, lounge/diner, bathroom and WC, the property also represents the potential to generate rental income whilst the wider development is completed.

Set well back from the Martley Road and centrally positioned on the site, this large four bedroom 1,539 sq ft bungalow offers further opportunity for redevelopment.

Due to its generous size and proportions, once refurbished the bungalow has the potential to be a significant property within this development.







## The potential detached bungalows

The outlined planning permission granted consists of two bungalows at 1,669 sq ft and two at 1,851 sq ft, offering highly desirable spacious layouts.

Each property is accompanied by three parking spaces and detached garages, catering for a diverse range of buyers from families to downsizers.

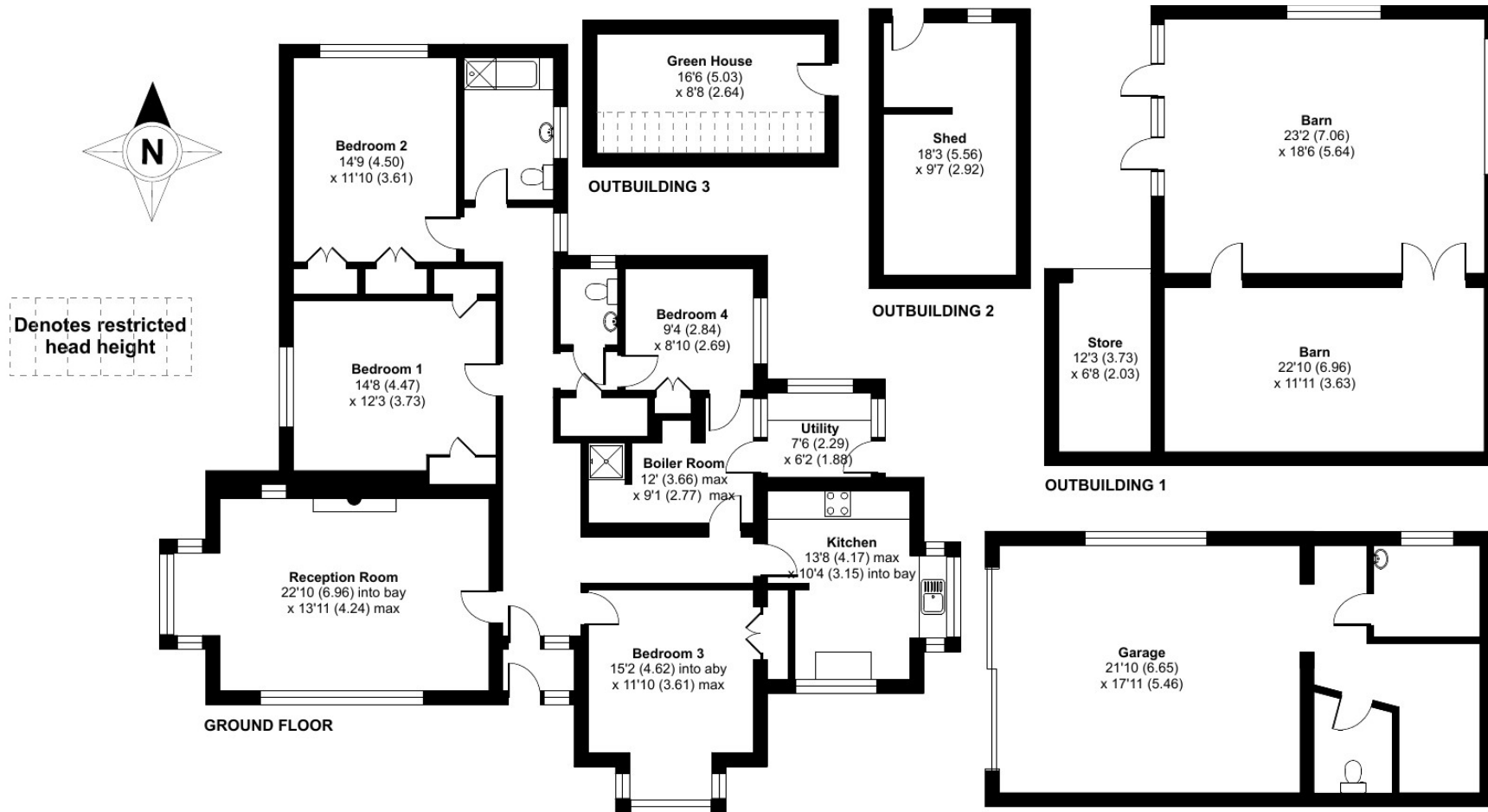


# Martley Road, Lower Broadheath, Worcester WR2

Approximate Gross Internal Area = 1,712 sq ft / 159 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m | Garage = 627 sq ft / 58.2 sq m | Outbuildings = 1,095 sq ft / 101.7 sq m

TOTAL = 3,483 sq ft / 323.5 sq m

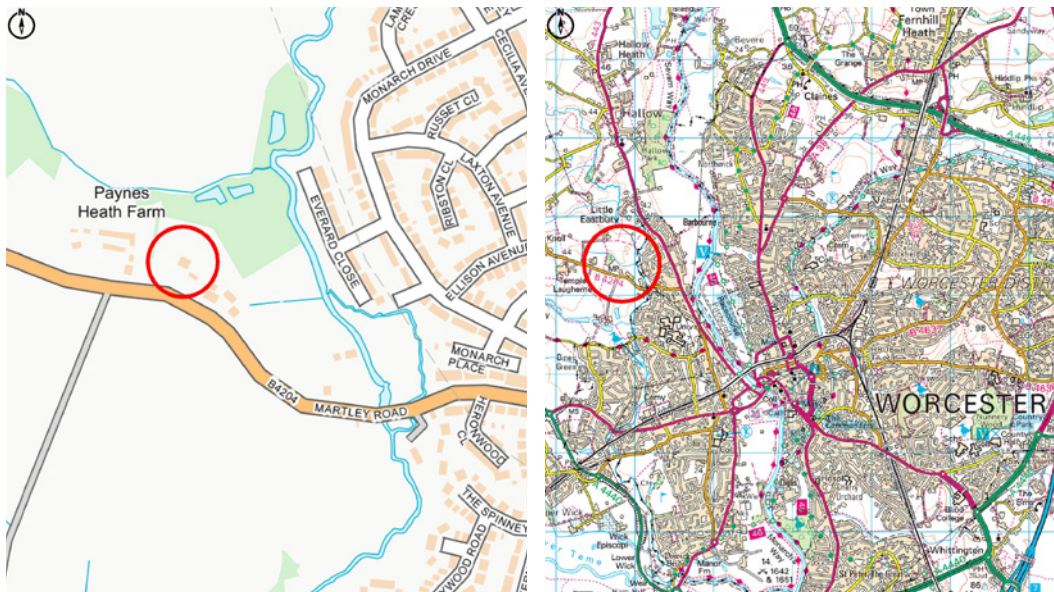
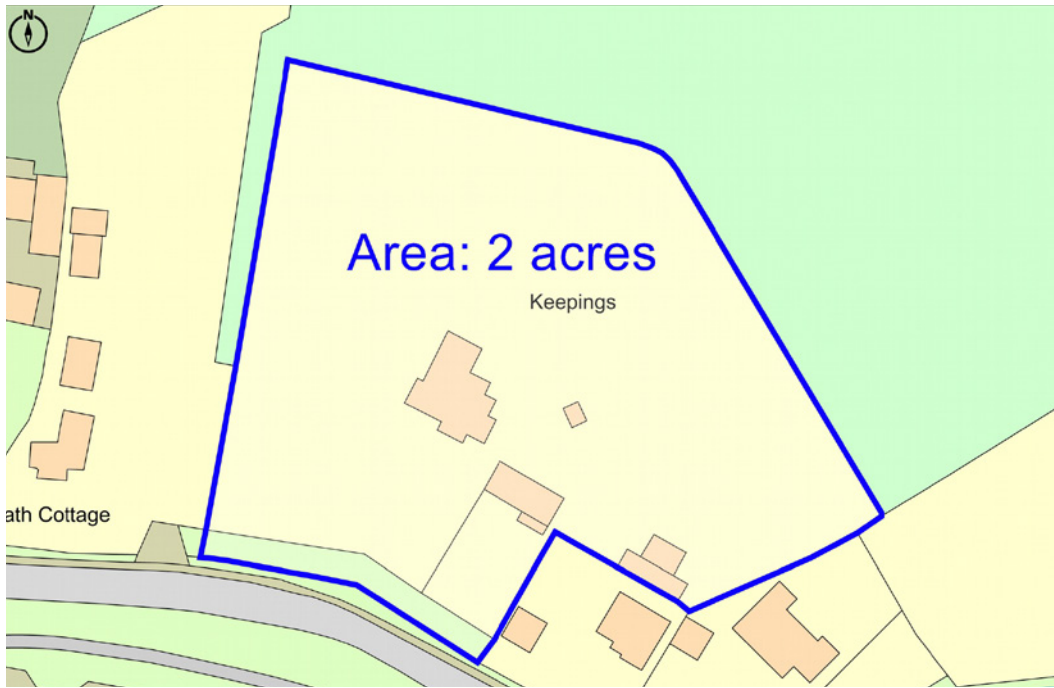


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1111227

This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



## Location

Keepings is conveniently located within easy reach of the various amenities St Johns offers. These include a diverse array of shops, eateries, a sports centre, church and the picturesque Cripplegate Park. For residents seeking an active lifestyle, the Rowing Club is just a few minutes' walk downstream, while numerous scenic walks are easily accessible nearby.

The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

Worcester serves as a vibrant shopping destination, offering a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School, both within walking distance of the property.

## Services

Given the presence of the dwelling currently on the plot, we understand that all services are located nearby. However, we recommend that prospective purchasers conduct their own due diligence to verify the location and capacity of services for their own scheme proposals.

The site falls under jurisdiction of Malvern Hills District Council, planning reference: M/23/00715/OUT



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