



Andrew Grant
PRESTIGE & COUNTRY

Development at The Old Post Office

Crossway Green, Stourport-on-Severn, DY13 9SQ



Development at The Old Post Office

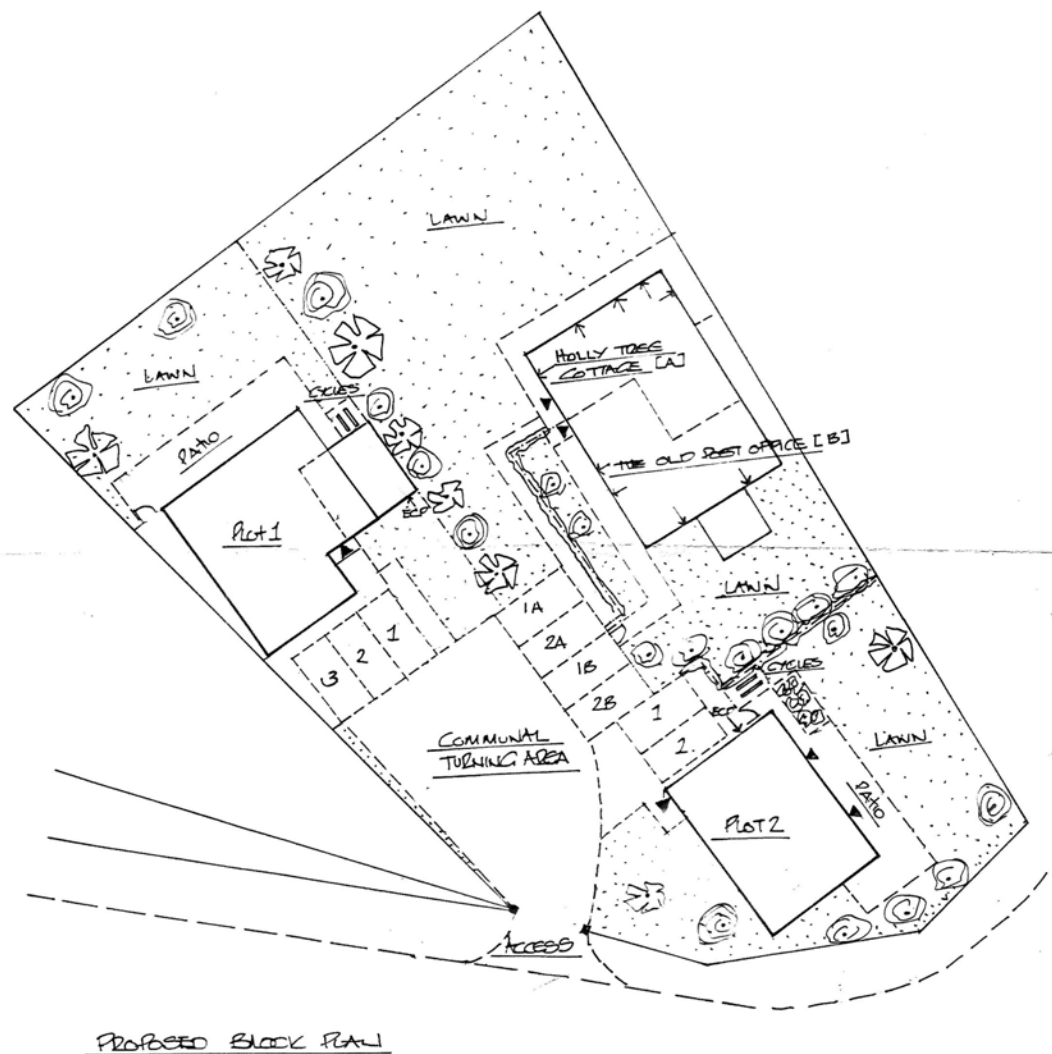
Crossway Green, Stourport-on-Severn

“An exceptional development opportunity with full planning permission in a prime Worcestershire village setting...”

Scott Richardson Brown CEO

- Two substantial existing semi-detached residences, The Old Post Office and Holly Tree Cottage.
- Full planning permission granted for two additional high specification detached dwellings.
- Semi-rural location within easy reach of Stourport-on-Severn and Worcester.
- Detailed, approved site layout with private driveways and turning areas.
- Sustainable features including EV charging, secure cycle storage and renewable energy provision.
- Approved landscaping scheme designed to enhance privacy and biodiversity.
- For further details and to view all the planning documents, please visit the **Wychavon District Council Planning Portal** using application reference number **W/22/02727/FUL**.



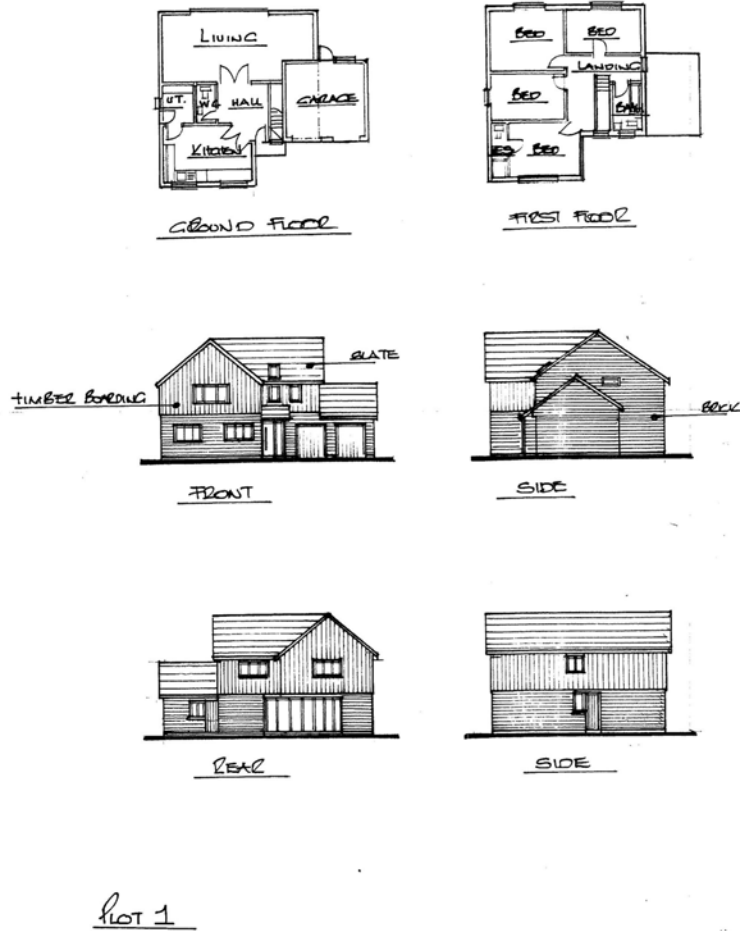


project: 2 NO DWELLINGS
site: LAND AT THE OLD POST OFFICE /
HOLLY TREE COTTAGE - CROSSWAY C
date: NOV 22 scale: 1/2000
michael a brown: designer
Manor Farm Barn planning:
Hadzor building design:

Development potential

Set in the Worcestershire countryside, this attractive parcel of land comes with full planning permission for two additional detached family homes. Once built, the site will comprise four dwellings in total, including the two existing semi-detached properties, offering excellent potential for resale, rental, or multi-generational living. The approved layout, architectural designs and planning conditions have been carefully considered to meet modern standards while complementing the surrounding landscape.

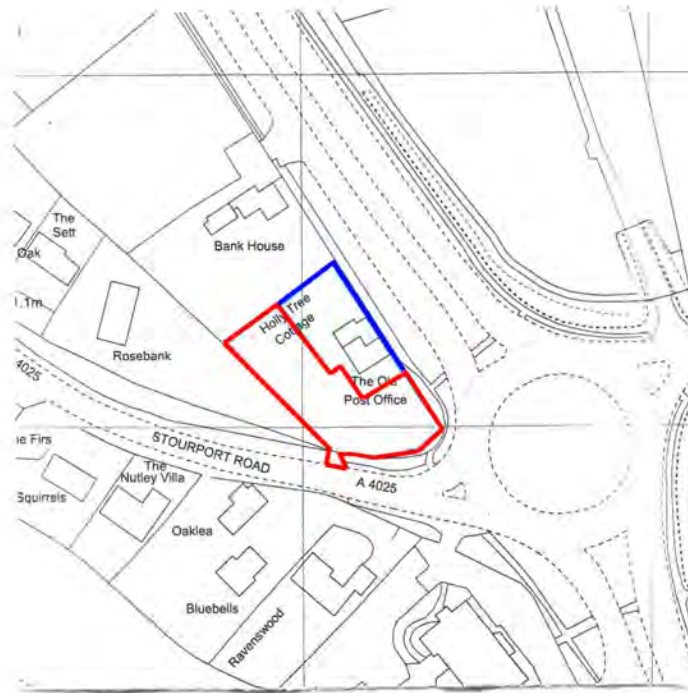
PLANNING DRAWING



project: 2ND DWELLINGS
 site: LAND AT THE OLD POST OFFICE
 site: HOLLY TREE COTTAGE, GREENWAY GORE
 date: NOV. 22 scale: 1/200th
michael a brown:designer
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 Droitwich
 Worcs PLAN MAB 3

Each new home will benefit from private gardens, parking and attractive positioning. Ideal for developers or self-builders, this is a rare opportunity to deliver two additional homes in an established and accessible setting, with strong long-term flexibility and value. From energy efficiency to low-carbon design features, the development offers everything today's buyers seek. The site is ideally suited for immediate build-out by developers or for those seeking a self-build opportunity. Approved plans include attractive architectural features, ample outside space and high-quality materials, with flexibility still available for personalisation.

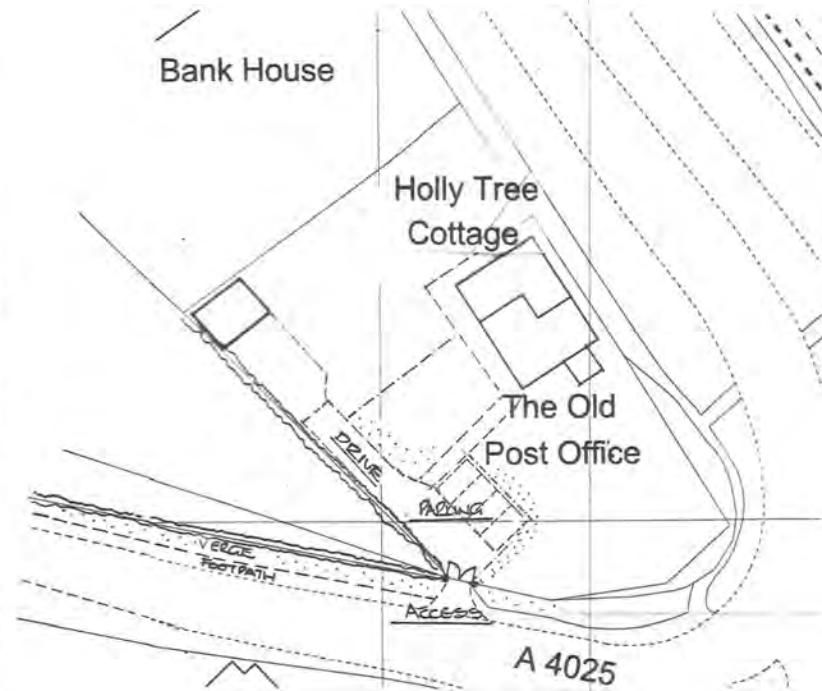
PLANNING DRAWING



LOCATION PLAN



0 10 20 30 40



EXISTING BLOCK PLAN

0 5 10 15 20

With excellent local road links and an established residential setting, this site presents a truly rare opportunity to deliver two additional desirable homes in a thriving part of Worcestershire, to comprise four dwellings in total. Please note that Community Infrastructure Levy (CIL) will be payable on the completed development, in accordance with Wychavon District Council's adopted Charging Schedule. Interested parties are advised to seek clarification on the final CIL amount based on the approved floor area and current indexation.



The Old Post Office

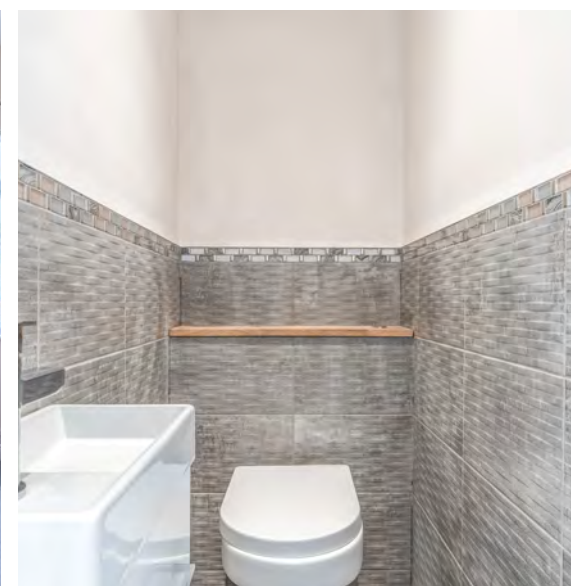
3 Bedrooms 2 Bathrooms 2 Reception Rooms

1438 sq ft (133 sq m)



The ground floor

The ground floor offers stylish, open-plan living with a modern kitchen, dining and lounge area at its heart. Shaker-style units, wooden worktops, a central island and a range-style cooker make the kitchen both practical and inviting. A separate sitting room to the rear provides a cosy retreat and a bright conservatory provides views of the garden. The entrance hallway connects the kitchen area and the family bathroom with modern tiling, bath and overhead shower, WC and vanity basin.



The first floor

The first floor features three generous double bedrooms, one with en suite and a separate WC. The first bedroom includes fitted wardrobes and a sleek en suite with a walk-in shower and contemporary vanity unit, while the second bedroom enjoys dual windows and ample space for furnishings. The third bedroom is bright and well-proportioned, with built-in storage. The family bathroom is fully tiled and includes a shower over the bath, floating vanity and WC. A separate WC adds further convenience for families and guests.



Holly Tree Cottage

4 Bedrooms 2 Bathrooms 1 Reception Room

936 sq ft (90 sq m)



The ground floor

The ground floor is beautifully presented and thoughtfully arranged for modern living. The contemporary kitchen is sleek and well-equipped, featuring glossy units, integrated appliances and ample worktop space including a breakfast bar for casual dining. A spacious sitting and dining room provides a relaxed, sociable environment, while a sizeable double bedroom and stylish shower room with modern fittings provide convenience, with the overall flow of the ground floor blending comfort and practicality.



The first floor

The first floor offers three further bedrooms, each neutrally decorated and carpeted for comfort. The first bedroom benefits from its own modern en suite shower room, while the remaining two bedrooms are served by a large, well-appointed family bathroom complete with a bath, walk-in shower and sleek contemporary finishes. A spacious landing provides access to all rooms and built-in storage, enhancing the home's practicality.



The grounds

Set within beautifully maintained grounds on the edge of the Worcestershire countryside, the site layout ensures each dwelling benefits from its own private garden. Both of the planned homes and the two existing properties would enjoy generous positioning, with a sizeable driveway with ample parking. Surrounded by mature planting, manicured lawns and existing structures, the grounds provide a tranquil setting with clear development boundaries already in place.

Location

Positioned in a semi-rural location, nestled between the picturesque villages of Hartlebury and Ombersley, and conveniently located within easy reach of both Stourport-on-Severn and Worcester City. With ample green spaces nearby, including the renowned Hartlebury Common Nature Reserve, less than two miles away and Ombersley Golf Course, this area offers beautiful outdoor opportunities.

For commuters, travel from this location is exceptionally convenient, with the nearby A449 providing direct access to Worcester and the M5 motorway. Furthermore, Hartlebury Train Station, just 2.3 miles away, offers regular services to Kidderminster, Birmingham and Worcester. Approximately three miles away lies the historic riverside town of Stourport-on-Severn, offering a wide range of amenities such as shops, supermarkets, pubs, restaurants and cafés. At the heart of the town is a picturesque canal basin, where families can enjoy picnic areas and recreational spaces along the riverside.

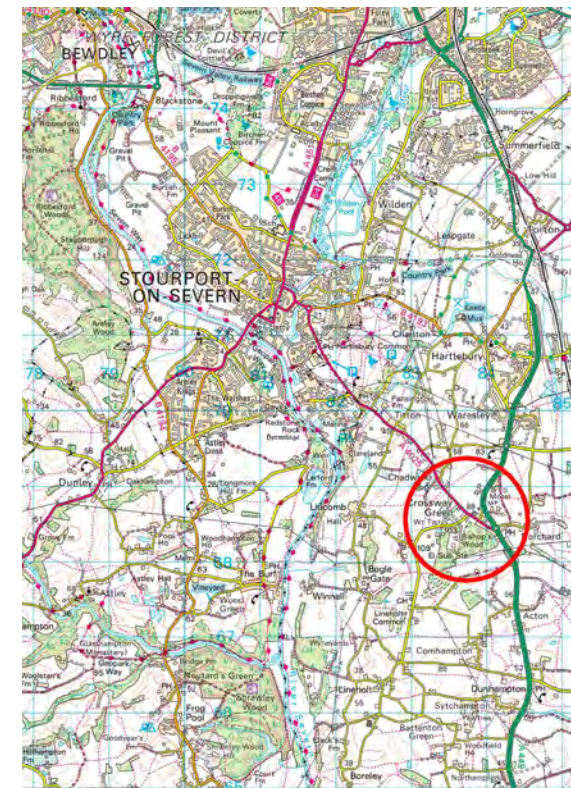
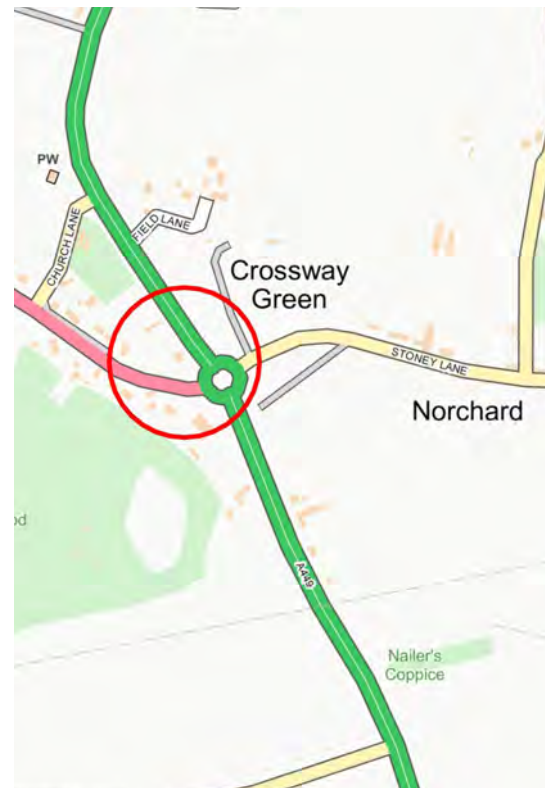
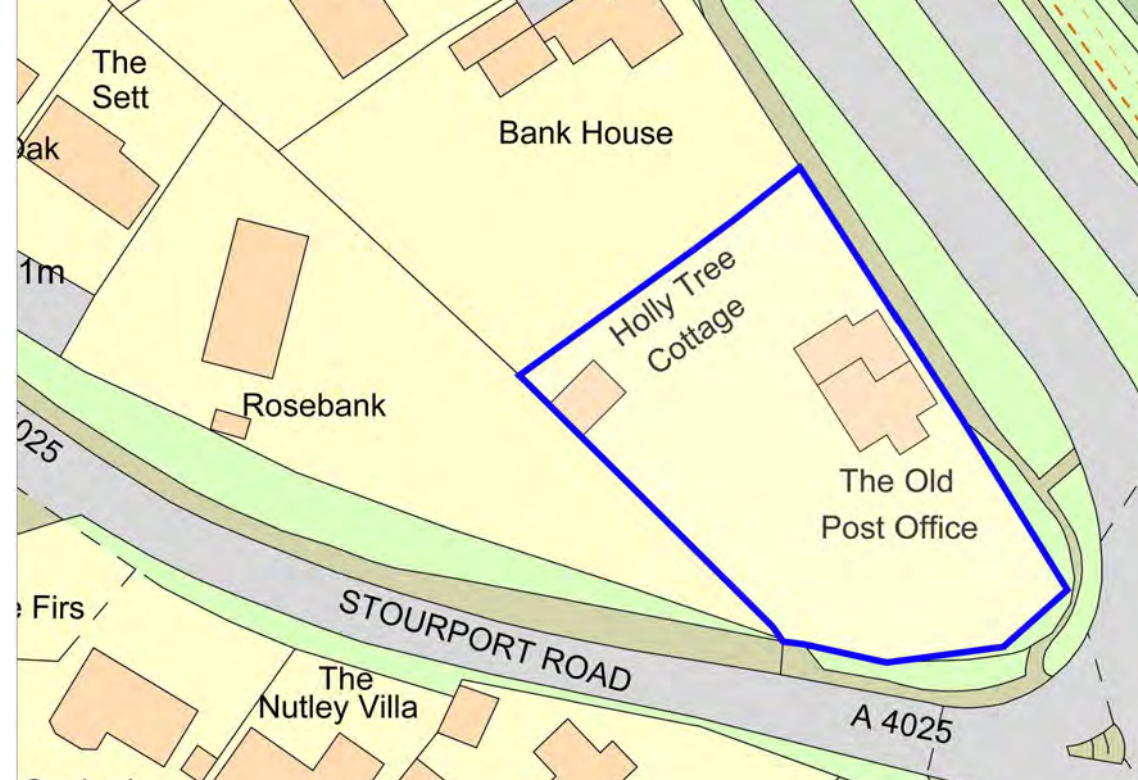
Services

The plot benefits from mains electricity and water, with drainage being provided by a septic tank. Heating is supplied via Liquid Propane Gas.

Council Tax

The Council Tax for The Old Post Office is Band D

The Council Tax for Holly Tree Cottage is Band D



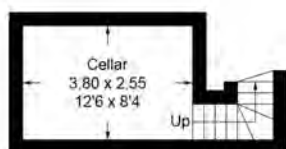
The Old Post Office and Holly Tree Cottage

Approximate Gross Internal Area = 252 sq m / 2712 sq ft

Cellar = 11.6 sq m / 125 sq ft

Double Garage = 40.8 sq m / 439 sq ft

Total = 304.4 sq m / 3276 sq ft



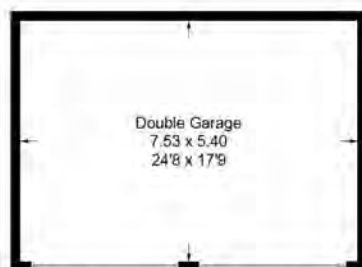
Cellar



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		



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.



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