



2 Jacksons Bank with Plot

Bransford, WR6 5JB

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A unique opportunity to acquire a countryside home with panoramic views and a prime building plot with full planning permission for a detached dwelling.

- House and building plot with full planning consent of a three-bedroom detached dwelling with an attached garage.
- Three-bedroom home with large conservatory, a home office/studio, outbuildings and a generous garden.
- Outstanding views of the surrounding Worcestershire countryside.
- Peaceful setting with excellent access to Worcester and Malvern.

An exceptional opportunity to purchase a well-presented three-bedroom home and an adjacent building plot with full planning permission for a detached three-bedroom house with garage and garden. Together, the property offers outstanding potential for multi-generational living, investment or a self-build project. Set on the edge of Bransford, the primary home enjoys far-reaching views towards the Malvern Hills and includes a large kitchen, dining room, conservatory, utility and bathroom, along with three sizeable bedrooms. A separate home office/studio is positioned to the side of the primary home and benefits from its own kitchenette area, water supply and electrics. The mature garden features a decked terrace, two workshops and a store. With access to the property via a shared driveway, there is ample private parking to the front and side of the home. The building plot lies to the side with its own gated access and planning consent for a detached home with private garden and garage. For further details and to view all the planning documents, please visit the **Malvern Hills District Council Planning Portal** using application reference number **M/24/00290/FUL**.

1185 sq ft (110 sq m)





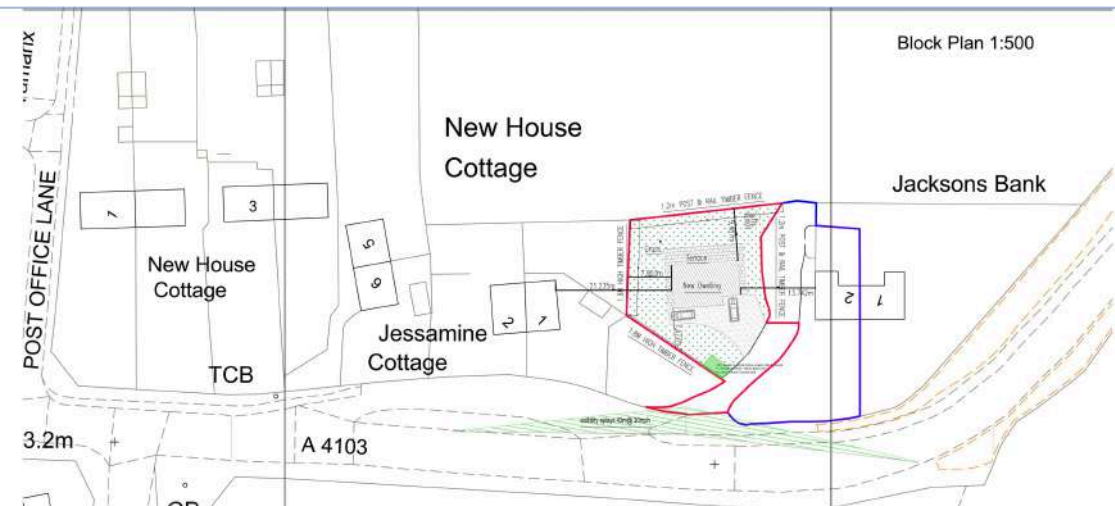
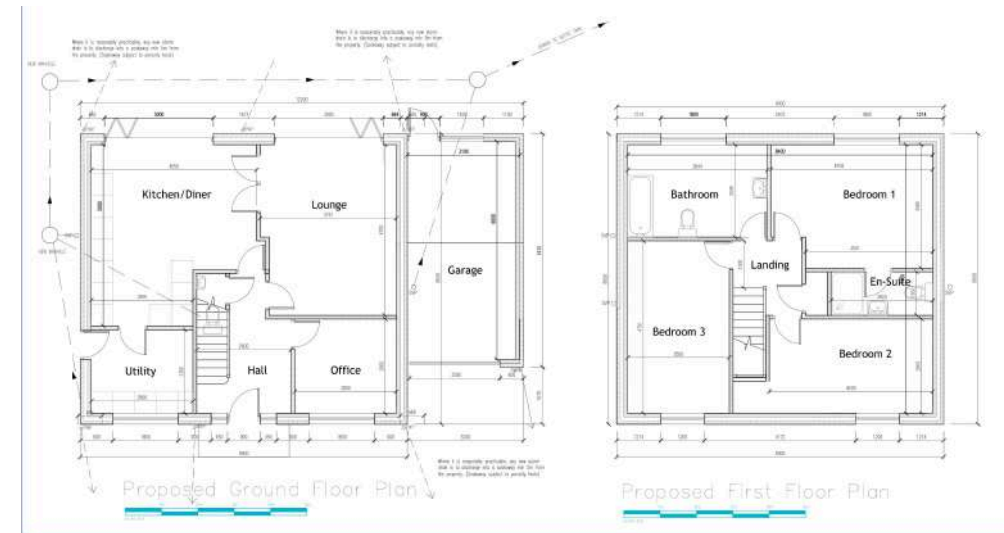
Development potential

Set within an established plot on the edge of Bransford, this attractive opportunity includes a well-presented home and an adjoining parcel of land with full planning permission for a new three-bedroom detached dwelling with garage and garden. Once developed, the site will comprise two individual homes in a generous countryside setting, offering excellent potential for self-builders, small-scale developers or those seeking space for extended family.

The approved design allows for a dormer-style home with its own private access, garden and parking, set in harmony with the existing property and surrounding landscape. The permission includes clear conditions around energy efficiency, requiring at least 10% of predicted energy use to be met through renewable sources, with the scheme supporting air source heating and solar PV. Full architectural plans are available and include a well-proportioned layout with generous living space, three bedrooms, and a traditional external finish using brickwork and tiled roofing to match the local character.

The site sits comfortably within the Bransford development boundary, making it one of the few plots in this sought-after rural location to benefit from planning consent under current policy. Access is via a private track off the A4103, with excellent links to Worcester and the wider region. The planning approval (ref: M/24/00290/FUL) is subject to a number of standard pre-commencement conditions, including submission of a construction management plan and final material details. Once built, permitted development rights will be restricted to preserve local amenity.

A Community Infrastructure Levy (CIL) is payable on completion, and a Section 106 agreement secures a modest contribution towards affordable housing locally. Buyers are advised to confirm final CIL figures based on the approved plans and council indexation. With planning in place and infrastructure nearby, this is a rare opportunity to add a high-quality home to an established countryside setting, with scope for future resale, income or multi-generational use.





The kitchen and utility

The kitchen is fitted with a comprehensive range of cabinetry, generous worktop space and a built-in oven and hob. A large window frames the view to the front, while a breakfast bar connects to the conservatory beyond. A walk-in pantry provides useful storage. The utility room is adjacent to the ground floor bathroom and features plumbing for washing appliances, a window for natural light and direct access to the outside.







The dining room

Positioned centrally within the ground floor layout, the dining room is perfect for formal meals or informal gatherings. It provides access to the staircase, conservatory, kitchen and bathroom. The room is neatly finished and benefits from a wall recess for additional storage or display.



The conservatory

This is the heart of the home, a generous, triple-aspect conservatory with space for comfortable seating, entertainment and direct garden access. The full-width glazing frames uninterrupted views across rolling countryside and opens onto a large decked terrace. A wood-burning stove set into a feature brick fireplace makes it an all-year-round space.







The downstairs bathroom

Located next to the utility, the ground floor bathroom is fitted with a white suite comprising a panelled bath with shower, wash basin set into a vanity unit and WC. A frosted window allows natural light, and neutral tiling gives a clean, modern finish.



The primary bedroom and WC

The primary bedroom is a bright double room overlooking the rear garden and fields beyond. Fitted wardrobes run along one wall, providing excellent built-in storage, while a hidden cupboard spans the full length of the opposite wall, offering additional discreet storage space. There is access to its own WC with basin, making it ideal as a main bedroom with private convenience.





The second bedroom

The second bedroom is another comfortable double with a wide window framing beautiful elevated views. Its shape and proportions make it ideal as a guest bedroom.



The third bedroom

A cosy single, the third bedroom enjoys views to the front and offers potential as a nursery, dressing room or study. Its layout makes clever use of the space available.





The garden and grounds

The garden wraps around the rear and side of the property, providing a wonderful sense of privacy and space. A large decked area runs from the conservatory, perfect for entertaining or relaxing. The lawn is level and bordered by well-established planting and hedging. Tucked to one side is the separate home office/studio, a gated entrance to the rear of the studio offers private access and space to park a single vehicle, enhancing the independence and practicality of the outbuilding.





At the end of the garden, conveniently placed to one side, raised vegetable beds sit alongside a collection of practical outbuildings including two workshops, a shed and a store. There is scope to reconfigure the outbuildings for a variety of uses subject to requirements.



The driveway and parking

The driveway is a mixture of tarmac and gravel, offering parking for up to four vehicles to the side and front of the home. There is direct access to the home office/studio and rear garden, combining privacy, security and excellent practicality. In addition, there is a gated entrance to the rear of the home office/studio, with space to park a further vehicle independently, ideal for visitors, a separate workspace entrance or those seeking additional flexibility.



Location

2 Jacksons Bank enjoys a semi-rural position on the edge of Bransford, a small village just west of Worcester. The location offers the peace and beauty of the Worcestershire countryside while remaining conveniently close to transport links and amenities. Worcester city centre is approximately 15 minutes away by car and offers a wealth of retail, cultural and educational opportunities, including the King's School and Worcester University.

For commuters, the nearby A44 provides a direct route into Worcester or across to Bromyard and the Herefordshire border, while the M5 is reachable in under 20 minutes for wider travel.

Bransford is well-positioned for outdoor pursuits with easy access to the Malvern Hills Area of Outstanding Natural Beauty, perfect for walking, cycling and riding. Local pubs and farm shops are within a short drive, as are golf and leisure facilities at Bransford Golf Club. The home is also well situated for access to several primary and secondary schools in nearby villages and Worcester itself.

Services

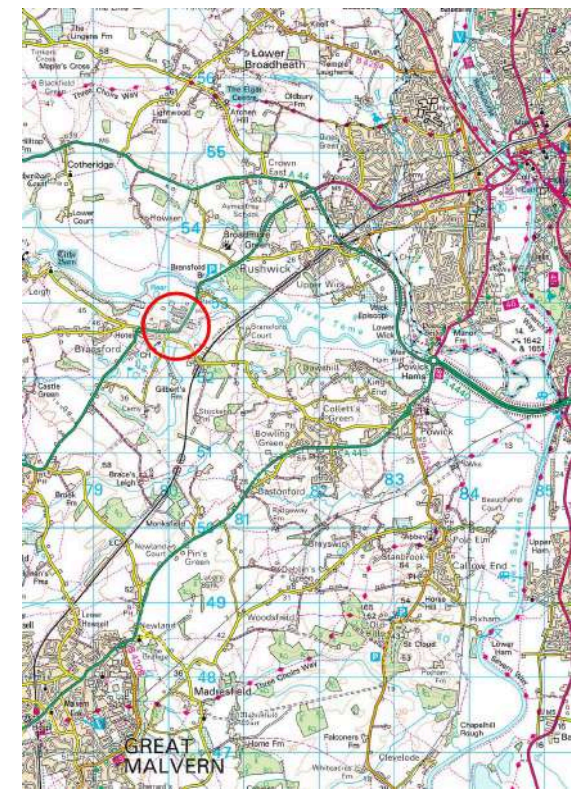
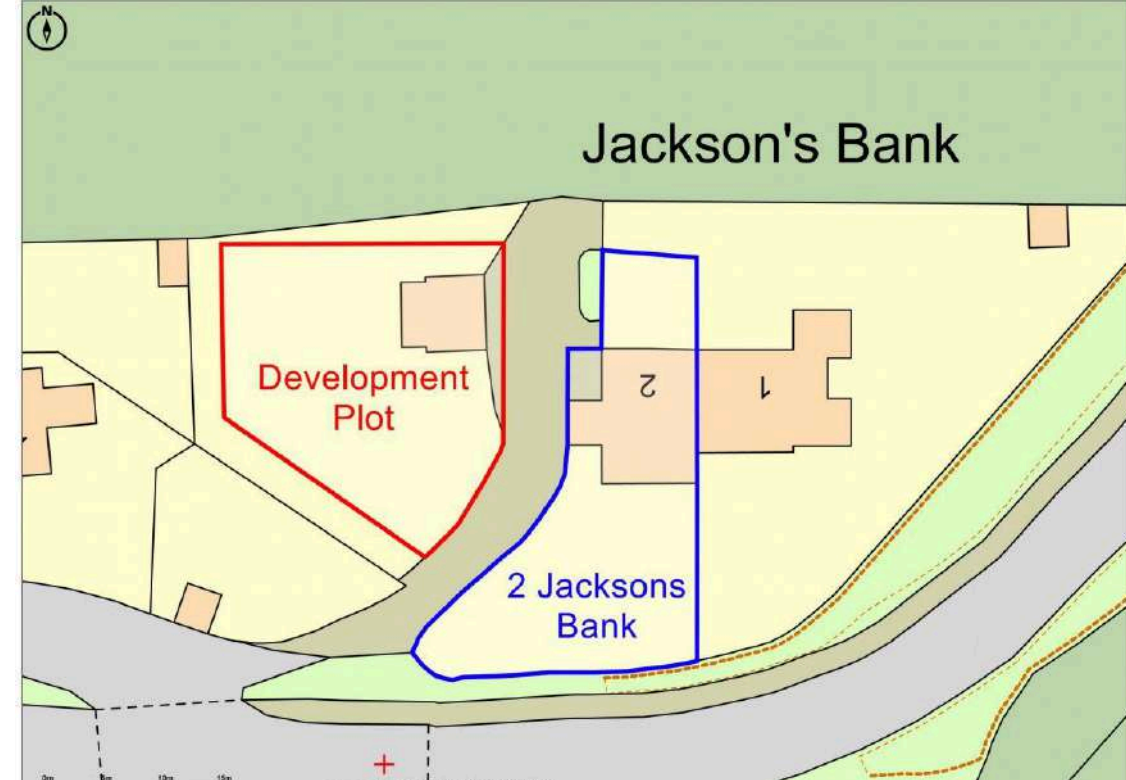
The property benefits from mains electricity, water and drainage. Central heating is provided by liquid propane gas. Additionally, the loft is 80% boarded and insulated throughout.

Council Tax

The Council Tax for this property is Band C

Agent Note

A three-acre meadow, located adjacent to the property, may be available to rent by separate arrangement. The land has historically been let on a peppercorn rental basis, providing a rare opportunity for those seeking additional grazing, recreational space or lifestyle use. Any prospective buyer should make independent enquiries regarding availability and terms, which are to be agreed directly with the current owner.



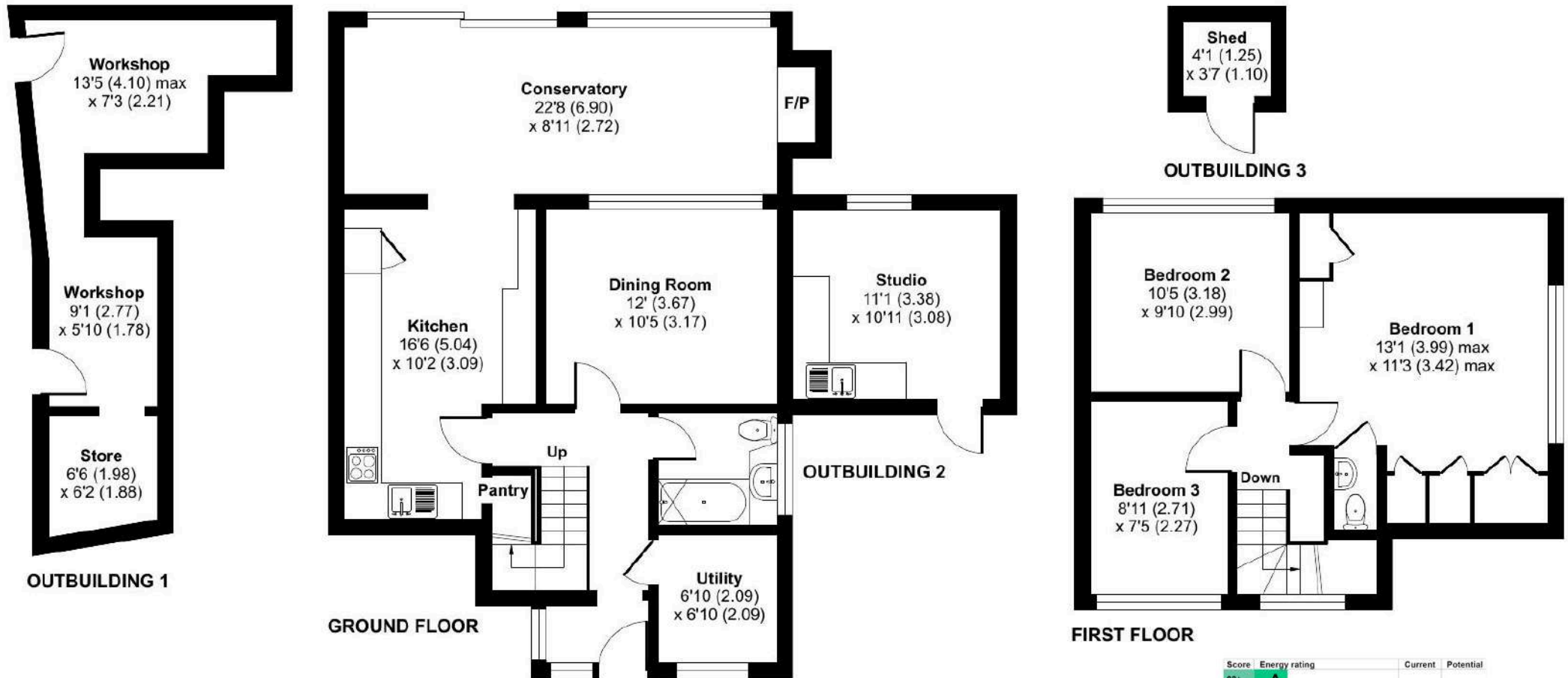
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Approximate Area = 1185 sq ft / 110 sq m

Outbuildings = 306 sq ft / 28.4 sq m

Total = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	48 E
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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