



Plot 1, The Old Post Office

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

Andrew Grant

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4 Bedrooms 2 Bathrooms 1 Reception Room

A rare opportunity to build a high-spec home in an exclusive development.

- Four bedroom detached home with garage.
- Principal bedroom with ensuite shower room.
- Kitchen with utility and garden access.
- Three parking spaces and landscaped gardens.
- Semi-rural location near Worcester and Stourport.

A newly approved four-bedroom detached home offering a blend of modern comfort and energy-efficient design, set in a private position within Crossway Green. The ground floor features a welcoming hallway, spacious living room, cloakroom and a well-appointed kitchen with adjoining utility room. The kitchen opens to a patio and rear garden, creating an ideal space for outdoor dining and relaxation. Upstairs, the principal bedroom benefits from its own en suite, while three further bedrooms share a stylish family bathroom. Outside, the property enjoys a private driveway with space for three vehicles, a garage and landscaped gardens.



The development

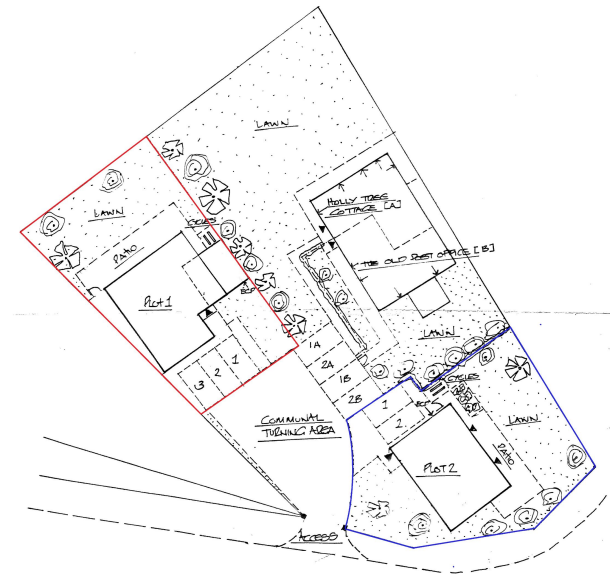
This property is one of two approved plots within a quality development in a semi-rural location, within easy reach of Stourport-on-Severn and Worcester. Full planning permission has been granted for the construction of this high specification detached dwelling (**application reference W/22/02727/FUL**).

The approved plans include three allocated parking spaces, landscaped gardens and sustainable features such as EV charging, secure cycle storage, renewable energy provision and an approved planting scheme designed to enhance privacy and biodiversity.

Both plots offer excellent scope for attractive, energy-efficient homes that combine modern living with a sympathetic architectural style. This listing relates to Plot 1, with the other plot also available separately.

Please note that Community Infrastructure Levy (CIL) will be payable on the completed property, in accordance with Wychavon District Council's adopted Charging Schedule. Prospective purchasers are advised to confirm the final CIL amount directly with the Council.

For further details and to view all planning documents, please visit the Wychavon District Council Planning Portal using reference **W/22/02727/FUL**.



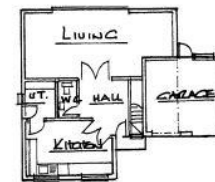
PROPOSED BLOCK PLAN

PLANNING SERVICES

21 DEC 2022

RECEIVED

project: 2 NO DWELLINGS
 site: LAND AT THE OLD POST OFFICE
 date: NOV 22 scale: 1/2000
 michael a brown: designer
 Manor Farm Barn planning:
 Hodzor building design:
 Droitwich
 Worcs
 WR9 7DR
 Tel: 01905 794700
 Mobile: 07941 054 964
Note: all dimensions and drawings to be checked on site by contractor before work commences. Not to be scaled



GROUND FLOOR



FIRST FLOOR



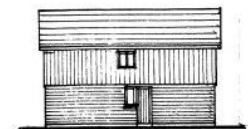
FRONT



SIDE



REAR

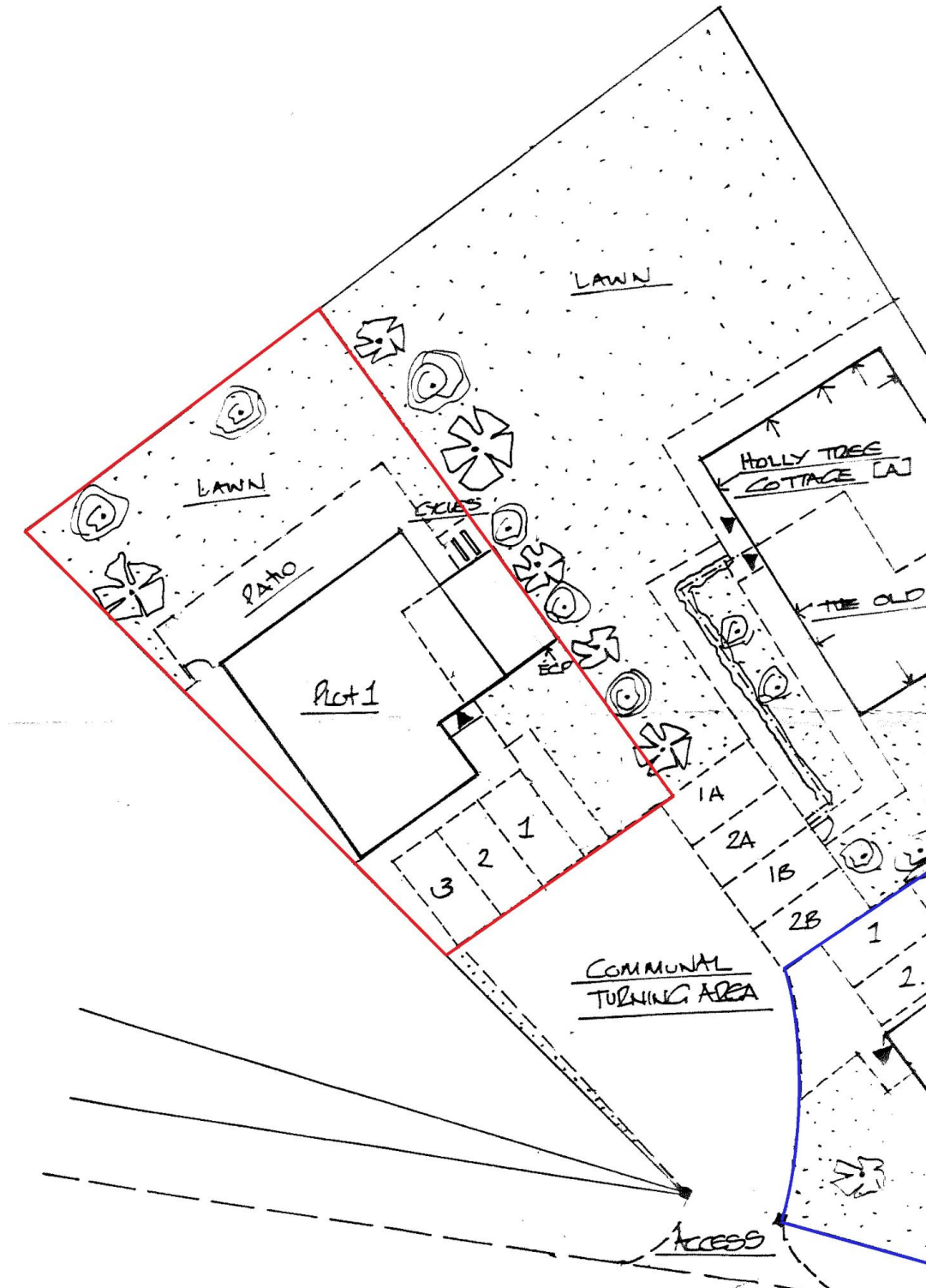


SIDE

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.





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