



Plot at 2 Jacksons Bank

Bransford, WR6 5JB

Andrew Grant

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Bransford, Worcester, WR6 5JB

A rare self-build opportunity with full planning in place, set in peaceful countryside just minutes from Worcester and the Malvern Hills.

- Full planning permission granted (**Ref: M/24/00290/FUL**) for a new three-bedroom detached home with garage and garden.
- Positioned within the Bransford development boundary, allowing infill housing under current policy.
- Attractive countryside setting with private gated access from a quiet shared track off the A4103.
- Approved design includes dormer-style layout, three bedrooms, two bathrooms and generous ground floor living space.
- Traditional materials approved to complement the existing architecture, with brick and tile finishes.
- Energy-efficient design with planning condition requiring 10% of predicted energy from low-carbon or renewable sources.
- Section 106 agreement in place with affordable housing contribution of £12,797; CIL is payable upon build completion.
- Ideal for self-builders or developers seeking a ready-to-go site in a well-connected rural village location.





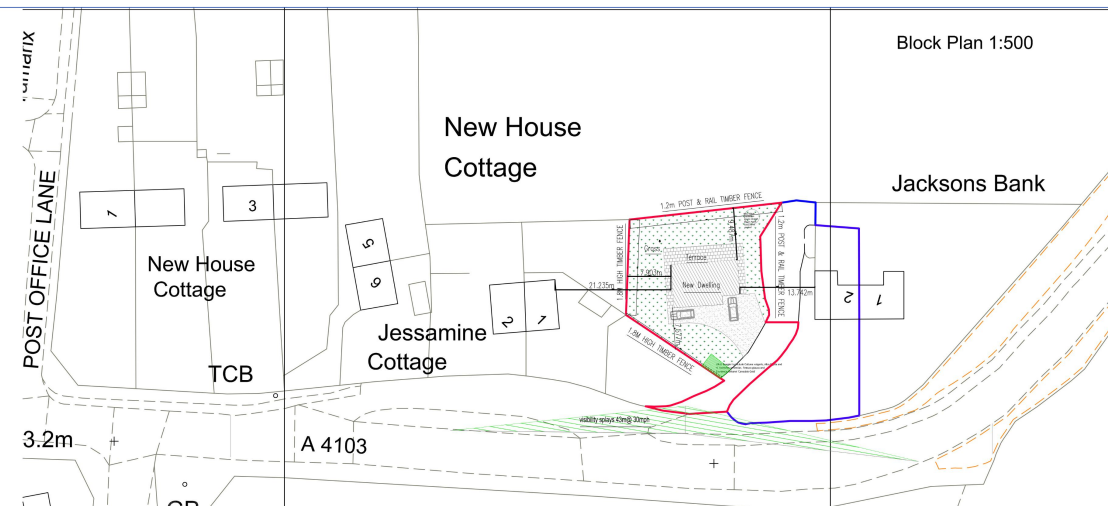
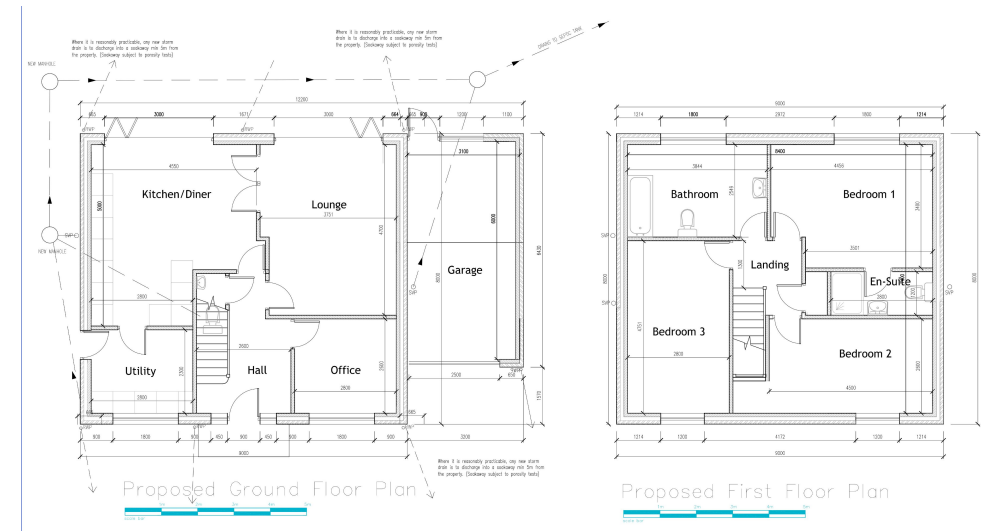
Development potential

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.



Location

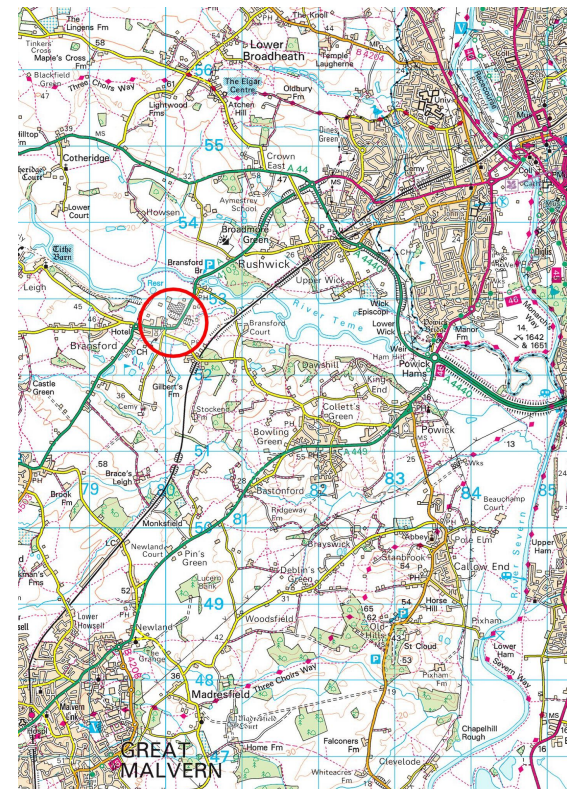
The land enjoys a semi-rural position on the edge of Bransford, a small village just west of Worcester. The location offers the peace and beauty of the Worcestershire countryside while remaining conveniently close to transport links and amenities. Worcester city centre is approximately 15 minutes away 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 land would benefit from connection to mains electricity, water and drainage.





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