Building Plot at 'Perryfields', Hopton Wafers, Kidderminster, Shropshire

G HERBERT BANKS

EST. 1898

Building Plot at 'Perryfields'
Hopton Wafers
Kidderminster
Worcestershire
DY14 0NB

An individual Freehold Building Plot with consent for a house extending to over 2100 sq.ft. with double garage and gardens to the side and rear.

The projected house is suitable as a self-build project under the Town and Country Planning Act (England) 2016, thereby avoiding any community infrastructure levy charges or affordable housing requirements.

Full planning permission granted for erection of dwelling and detached garage 5th October 2026 Application No. 26/02972/FUL.

By road: Cleobury Mortimer; 2 miles, Ludlow 10
Kidderminster 15, Worcester 24, Birmingham 33
By train: Kidderminster or Ludlow
By bus: Regular services from Hopton Wafers to Birmingham, Kidderminster & through to Ludlow/Hereford

Situation

The site enjoys a wonderful location on the edge of Hopton Wafers, opposite the village field, which includes a children's play area and above the A.4117 Cleobury Mortimer / Ludlow Road with a high boundary hedge. The village also has a delightful church and a thriving public house with restaurant and 11-bedroom accommodation. The area is popular with walkers, having many public footpaths including the approach road and track below, as well as many other country pursuits.

The bustling town of Cleobury Mortimer is only 2 miles distant, where there is a range of small shops, cafés, restaurants, supermarket, business parks and fuel pumps. Further afield are the larger towns of Ludlow (10 miles) and Kidderminster (15 miles) who both enjoy extensive shopping facilities and their own railway stations, linking them to Birmingham, Manchester and South Wales.

Village location within walking distance of Hopton Crown Inn, facing South-West overlooking the valley. Regular bus transport to Birmingham via Kidderminster or Hereford via Ludlow.

Description

The site area for the plot extends to around 0.2 of an acre facing South-West in an elevated position above neighbouring properties and overlooking the Hopton Wafers valley.

Ground Floor

Entrance hall, sitting room, L-shaped kitchen / dining room, study, utility / cloak room with W.C,

First Floor

Landing, master bedroom with en-suite bathroom, 3 further bedrooms, bathroom 2, roof storage spaces and children's playroom (off bedroom 3)

The proposed dwelling extends to over 2100 sq.ft. or 196sq.m of internal accommodation with detached double garage.

The house has been carefully designed with off-white, rendered exterior, brick base up to ground floor windows, matching roof tiling and timber-boarded side extension providing an attractive contrast to neighbouring properties. The site is adjacent to an established red-brick, detached bungalow (circa 1962), also facing South-West.

Outside

The detailed plans show an access off the A.4117 and a tarmac track leading to the plot. It is intended that the plot purchaser will contribute proportionately to this access, following upgrading and improvements by the Vendors. Further information is available through the Vendors.

Self-Build Regulations

The site is ideal for a self-build project, thereby saving around £30,000 for this plot, currently of CIL charges.
This allows a purchaser to construct their own residence to their individual requirements internally, either self-managed or with a registered house builder, as described in the 2016 Town and Country Planning Act No.950. We strongly advise a potential purchaser to read the regulations governing self-build houses at:

www.gov.uk/guidance/self-build-and-custom-housebuilding.

It is important for purchasers to register with the local authority and to apply for exemption from the Community Infrastructure Levy (CIL), which will save in around £30,000 for a house of this size.

GENERAL INFORMATION

Architects

Copies of the plans for the Plot can be obtained by contacting the Architects, John Needham Associates on 01584 872112. The floor plans and drawings shown within these details may not be to scale. Please refer to the architect for advice on any alterations that may be required.

Services

Mains water, electricity and drainage are all available and are currently located in the track. There is no mains gas in the village. A Services wayleave will be retained by the vendors for any future development.

Local Authority

Shropshire District Council Tel: 0345 6789000

Viewing

Via our Great Witley office: 01299 896968 who will then organise an appointment with the Vendors, Mr. Brian Perry, on site and who can hopefully answer any queries you may have. Tel: 01299 270710

Agents note

The Vendors may consider selling the whole field which they feel provides potential as a significant development site , subject to any appropriate consents.

Directions

From Cleobury Mortimer, take the A.4117 road towards Ludlow and on reaching the village of Hopton Wafers, turn left after 'The Wafers' and along the track opposite the village field and the Hopton Crown Inn.

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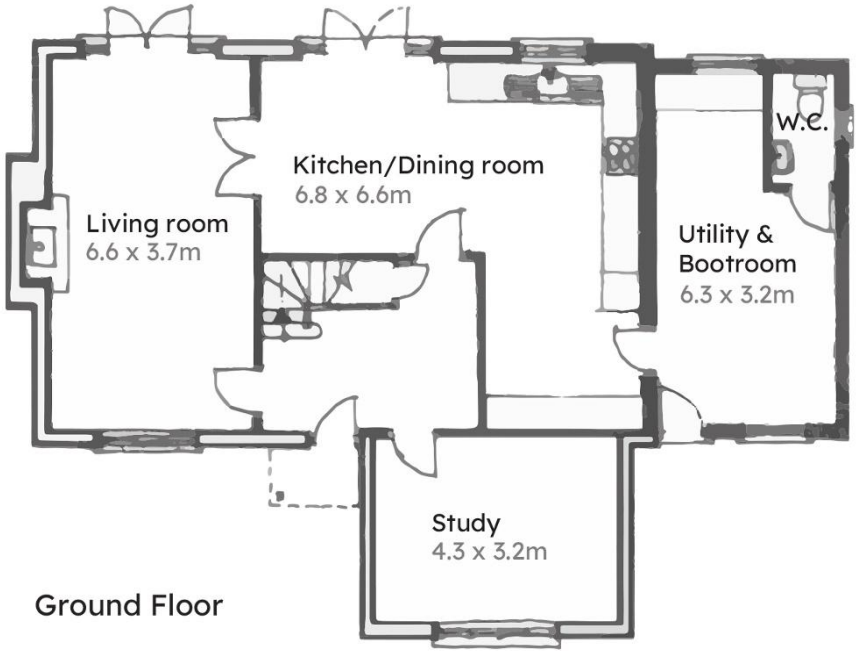
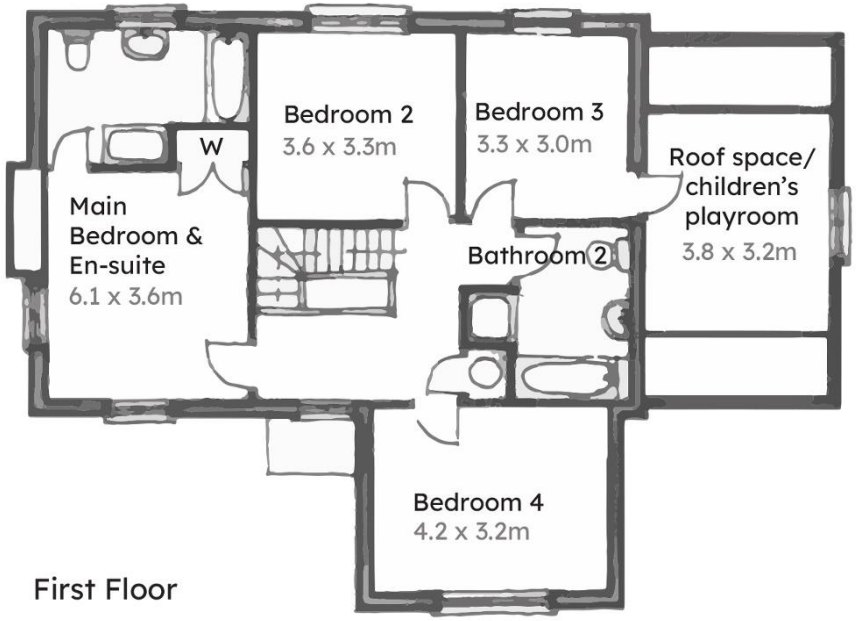
AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

Rear Elevation



Ground Floor



First Floor