



Worcester Road, Upton Warren, Bromsgrove

£475,000

**Allan Morris**  
estate agents

# Worcester Road, Upton Warren, Bromsgrove

"DEVELOPMENT OPPORTUNITY - PRIOR APPROVAL HAS BEEN GRANTED FOR CHANGE OF USE FROM COMMERCIAL TO EITHER ONE DETACHED OR TWO ATTACHED RESIDENTIAL DWELLINGS, SET IN A PLOT OF 2.11 ACRES"

This freehold workshop/barn has been granted prior approval for conversion into two single storey attached residential dwellings of approximately 1,450sqft each or one detached residential dwelling of approximately 2,400sqft plus an integral double garage. The property consists of a total site area of approximately 2.11 acres, including the development site of approximately 0.38 acre and paddock land of approximately 1.73 acres.

The planning documents and plans can be viewed using the reference numbers W/25/00728/GPMAE and W/25/01276/GPMAE on the local authority's planning portal: <https://plan.wychavon.gov.uk/Search>.



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



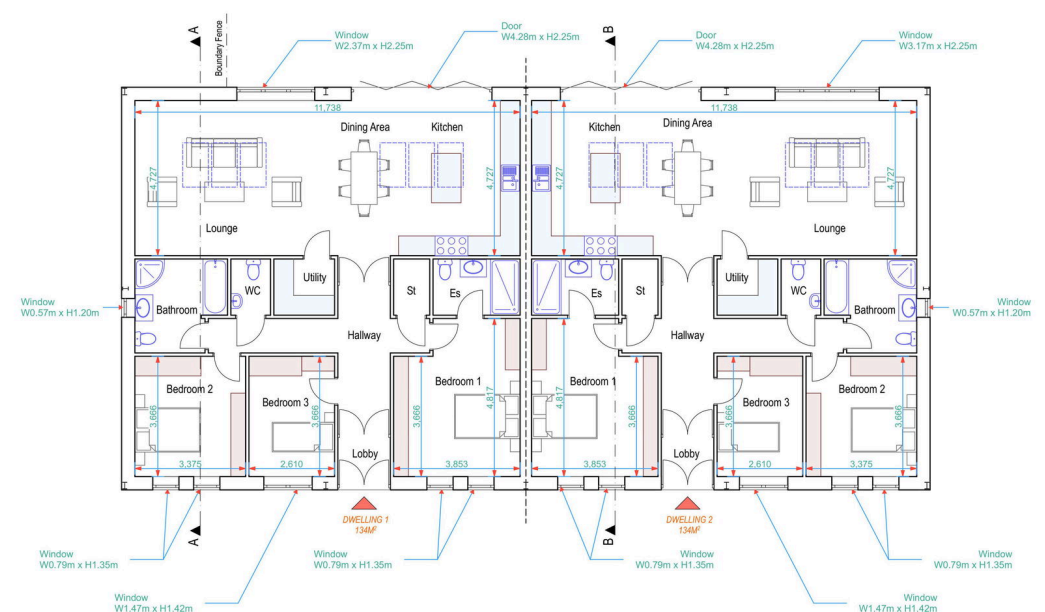


## KEY POINTS

- Freehold tenure
- Wychavon District Council
- Prior planning approval granted 19/05/2025 & 14/08/2025
- Approval to convert existing workshop to two attached or one detached single storey residential dwellings
- Development site of approximately 0.38 acre
- Additional paddock land of approximately 1.73 acres
- Total property of approximately 2.11 acres
- Mains electricity supply (may need upgrading)
- Mains water supply (may need upgrading)
- Private drainage systems required to be connected to the communal private drainage system, which is situated in the paddock land to the rear and maintained by Lakeside Court Management Company, for which there is a monthly service charge. However, the management company pay an annual rental to the landowner, namely the owner of Homestead.
- The management charge payable is currently £60 per month, covering security lighting and maintenance of the road, communal areas and sewage system.
- Lakeside Court Management Company make a rental payment, currently £1,500 per annum, which is index linked to inflation.

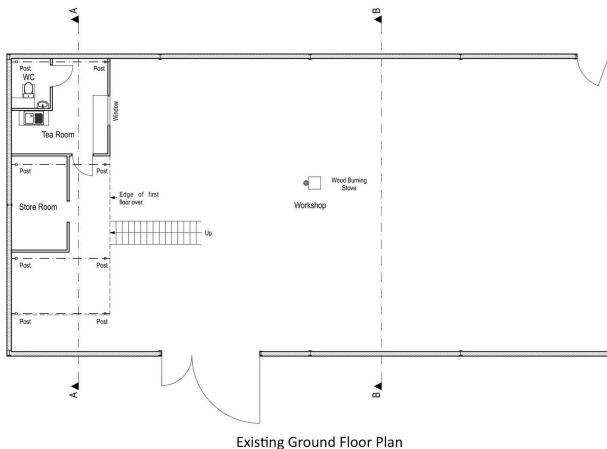






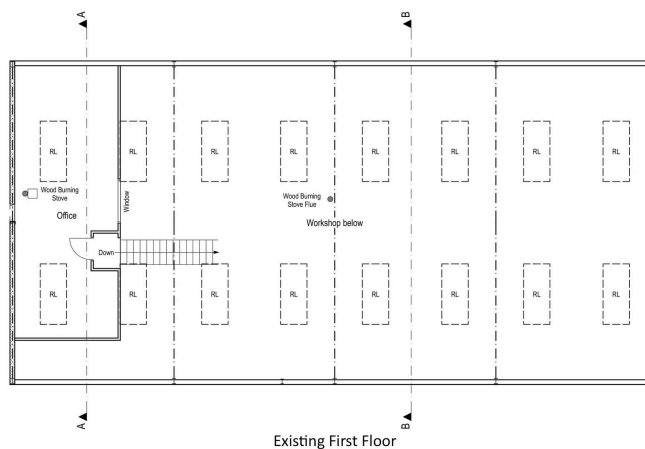
## DESCRIPTION

- **Proposed dwellings are handed copies of each other with the proposed accommodation on one floor, as follows:**
- **LOBBY** 1.55m x 1.40m (5'1" x 4'7")
- **RECEPTION HALLWAY** 4.50m x 1.55m & 3.90m x 1.0m (14'9" x 5'1" & 12'9" x 3'3")
- **FITTED CLOAKROOM** 1.70m x 1.15m (5'7" x 3'10")
- **STORE** 1.70m x 1.10m (5'7" x 3'7")
- **OPEN PLAN LOUNGE, DINING & FITTED KITCHEN** 11.74m x 4.73m (38'6" x 15'6")
- **UTILITY ROOM** 1.80m x 1.70m (5'11" x 5'7")
- **BEDROOM ONE** 3.85m x 3.67m < 4.82m (12'8" x 12'1" < 15'10")
- **EN SUITE SHOWER ROOM** 2.65m x 1.70m (8'8" x 5'7")
- **BEDROOM TWO** 3.67m X 3.37m (12'1" x 11'1")
- **BEDROOM THREE** 3.61m x 2.61m (11'10" x 8'7")
- **FAMILY BATHROOM** 2.85m x 2.10m < 2.75m (9'4" x 6'11" < 9'0")



## OUTSIDE

- **PARKING** Provision for off-road parking to the front of both properties
- **GROUND** The development site amounts to approximately 0.38 acre, including two private garden areas to the rear. To the rear of the garden area there is further paddock land of approximately 1.73 acres, giving a total property of approximately 2.11 acres.
- **TITLE** The property is currently in three freehold titles, two of which are registered and the third small area (shaded yellow on the OS plan) was purchased by the current owner over twenty years ago from the previous owner. Unfortunately, the purchase was not registered and the paperwork has been lost. However, our client is in the process of claiming adverse possession of the title to rectify this.



## DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements have been scaled from the architect's plans, are approximate and may include recesses, suites, cupboards and wardrobes.

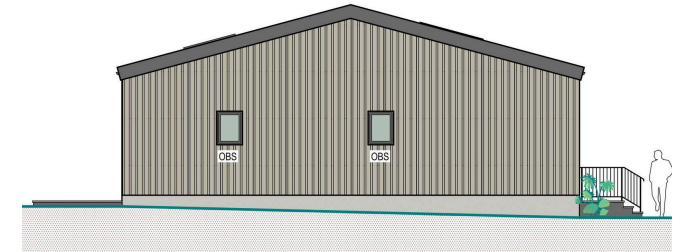




Proposed Single Dwelling Rear Elevation



Proposed Single Dwelling Floor Plan

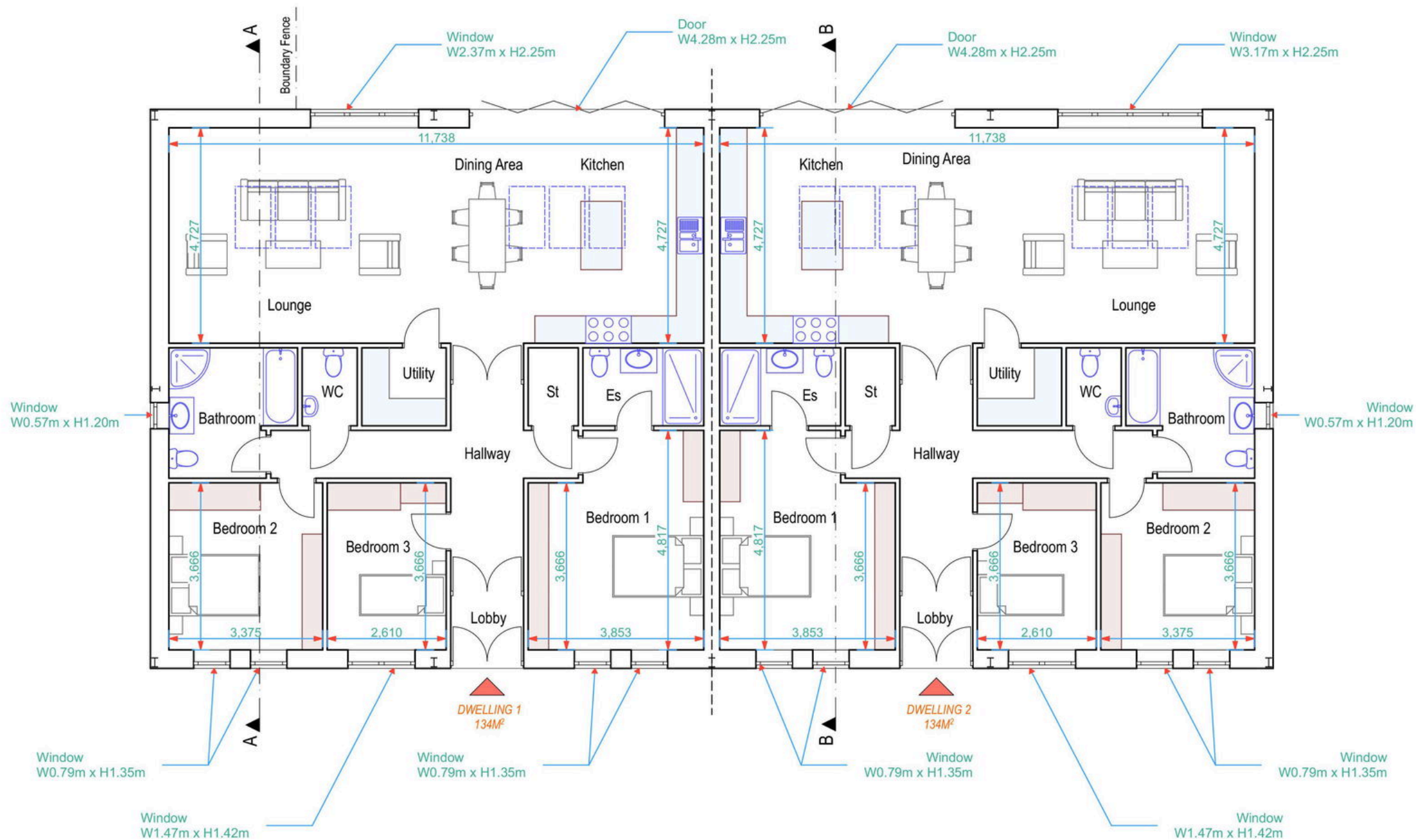


Proposed Single Dwelling Side Elevation

## DIRECTIONS

- From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next traffic lights, proceed straight on into Stoke Road, then at the island take the second exit into Redditch Road. At the next island take the second exit continuing along Redditch Rod, then straight on at the traffic lights into Redditch Road. At the island take the first exit into the A38 Worcester Road. After approximately 0.5 mile turn left into the land to Lakeside Court, where the property will be found on the left.





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