

BROWN WESTHEAD PARK WOLVERLEY ROAD

| WOLVERLEY | | DY10 3PX

AN EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY IN A RURAL GREEN BELT VILLAGE SETTING

Offers in the region of £995,000

KEY FEATURES & DETAILS

- **Development site for 4 bungalows**
- **Village location**
- **Planning permission granted**

Halls are delighted with instructions to offer Brown Westhead Park for sale by Private Treaty.

SITUATION

The site occupies an attractive position within the sought-after village of Wolverley, set amidst the picturesque Worcestershire countryside, approximately two miles north of Kidderminster.

Accessed via Brown Westhead Park off the B4189, the location combines a peaceful rural setting with convenient access to local amenities. Wolverley offers a range of village facilities, including public houses, schooling and recreational opportunities, whilst nearby Kidderminster provides more extensive shopping, dining and leisure amenities.

The area benefits from excellent countryside walks and convenient road connections to Bewdley, Stourbridge and Birmingham, together with railway services from Kidderminster towards Worcester and Birmingham.

SCHOOLING

The area is well served by a range of educational establishments, including Wolverley Sebright Primary Academy, Cookley Sebright Primary School and St Oswald's CE Primary School.

Secondary education is available at Wolverley CE Secondary School and King Charles I School, whilst independent schooling is provided by Heathfield Knoll School in Wolverley.

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DEVELOPMENT SITE

An attractive redevelopment site benefiting from planning permission granted by Wyre Forest District Council (Application Ref: 26/0247/FUL) for the erection of four individually designed, three-bedroom detached bungalows.

Each proposed dwelling will extend to approximately 136 sq m (1,463 sq ft) and benefit from a private garden and three allocated parking spaces.

The development will be approached via a private driveway from Brown Westhead Park, accessed off the B4189, offering an appealing opportunity to create an exclusive residential development within a desirable village setting.

PLANNING PERMISSION

APPLICATION REF: 26/0247/FUL

Erection of four single storey dwellings and associated works Building At Os 383464 279339 Brown Westhead Park Wolverley

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP







Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.