



Building Plot next to New Barns Farmhouse,  
Redhouse Lane, Dunley, Worcestershire DY13 0RA

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# Building Plot next to New Barns Farmhouse, Redhouse Lane, Dunley, Stourport on Severn Worcestershire DY13 0RA

- A very fine building plot standing in approx. 0.8 acre
- Technical details consent granted in April 2026 with planning reference W5/0941/TDC
- Permission to construct a good looking detached four bedroom house with GIA of 224 sq.m (2,400 sq.ft)
- Planning permission to include construction of a double garage extending to 36sq.m (380 sq.ft)

## For sale by Private Treaty

Guide price £325,000

## Situation

The building plot is located close to the town of Stourport on Severn with its proximity to the town being illustrated by the location plan incorporated within these sales particulars.

The Building Plot is accessed off a quiet country lane known as Redhouse Lane with the entrance shown in the photo within this brochure. Please note that currently there is no access opened off the road and therefore please see viewing instructions.

Local amenities are available in Dunley to include a petrol station with shop and a Public House. Further Public Houses, shop, Post Office, Vets and pharmacy are all within walking distance within Astley Cross. There are some good local amenities available in the nearby town of Stourport on Severn, Kidderminster and

Bewdley with the city of Worcester also being within easy reach. Kidderminster provides direct trains to Worcester, Birmingham and London Paddington.

## Description

The property comprises an attractive level parcel of land with the benefit of planning permission to create a wonderful four bedroom family home.

The accommodation is shown on the floorplans in this brochure. You will note that the property will have four double Bedrooms, two of which will have en-suite shower rooms, plus a further Family Bathroom. On the ground floor there will be a large open plan Kitchen/Dinning/Living Area with further Reception room, Study, W.C and Utility Room. There is also planning permission for a good detached double garage. Again, plans and elevations are in this brochure. The property will stand in a generous size plot extending to 0.8 acre. The plot is shown edged blue on the attached site plan and aerial photo.

Please note that there is a Severn Trent Water main running through the land from north to south in the western area of the plot and this is why the property is to be built on the eastern side of the plot. No building will be allowed on the ground above the water pipeline. The land can be used for grazing/recreation use.

We have included extracts of the planning drawings but for the full details please go to <https://planningpa.wyreforestdc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

## Tenure

It is understood that the property is Freehold and that vacant possession will be given upon completion.

## Services

Please note that no services are currently connected to the plot.

## Local Authority

Wyre Forest District Council

## Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

**Please note that the land has no access off the public highway at the moment although the planning permission will allow for a new access. In order to view the building plot you will need to contact our office for viewing instructions.**

## Rights of Way, Wayleaves & Easements

The property will have vehicular access to the public road. The selling agent is not aware of any further private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

## Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged

## Directions

From Stourport take the A451 signposted to Great Witley. On the edge of Stourport, at Pearl crossroads turn left, onto the B4196. Turn right hand at the crossroads into Redhouse Lane and the property can be found on your right hand side.

What3words: ///picked.books.cookbooks



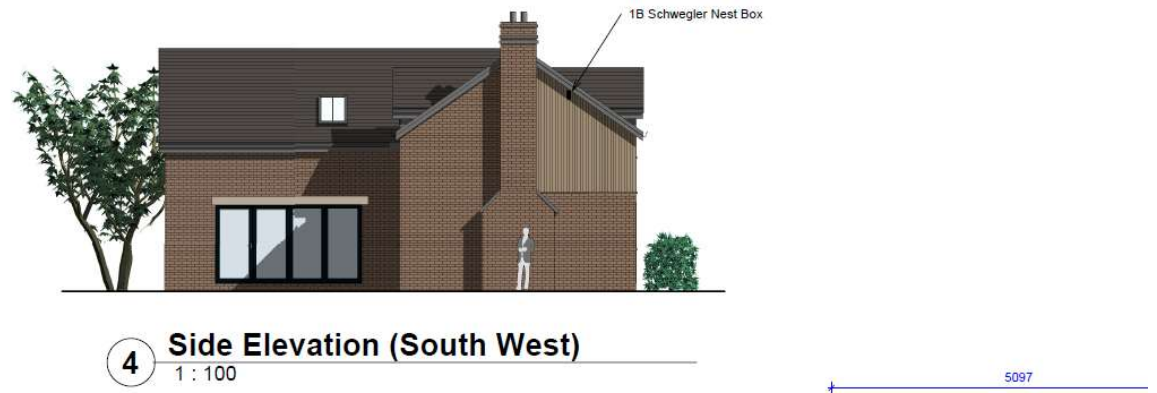
1 **Front Elevation (South East)**  
1 : 100



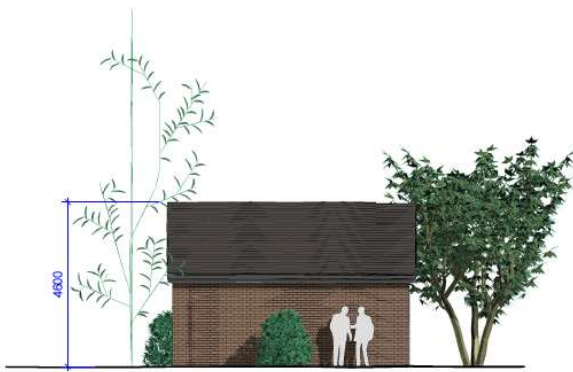
2 **Rear Elevation (North West)**  
1 : 100



3 **Side Elevation (North East)**  
1 : 100



4 **Side Elevation (South West)**  
1 : 100

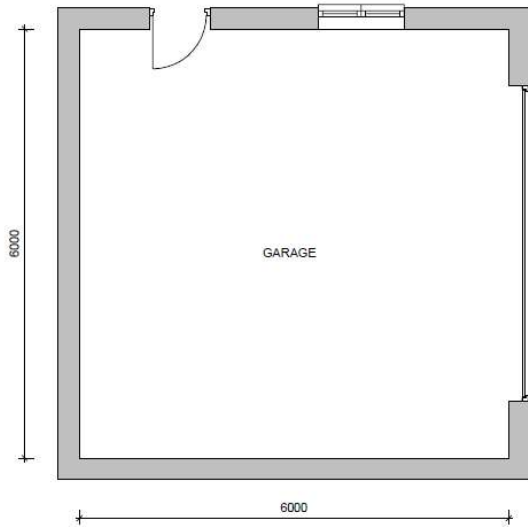


2 **Front Elevation (South East)**  
1 : 100



3 **Rear Elevation (North West)**  
1 : 100

GIA = 36 SQ/M (380 SQ/F)



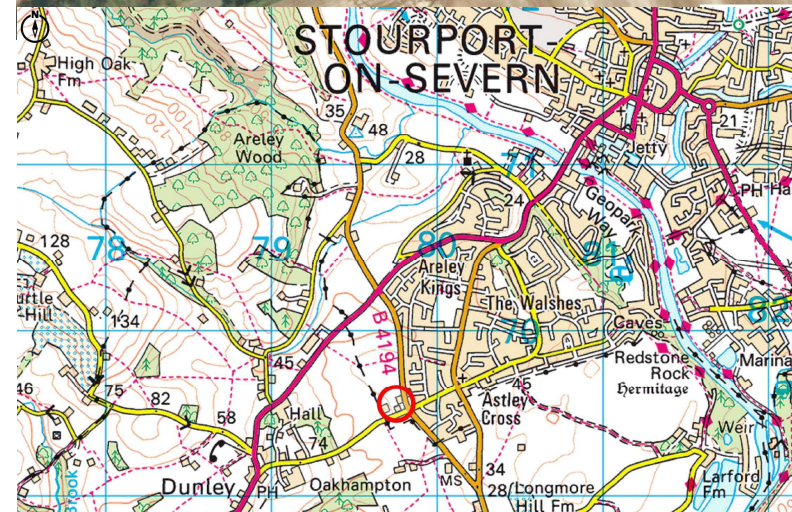
1 **Ground Floor**  
1 : 50



4 **Side Elevation (North East)**  
1 : 100

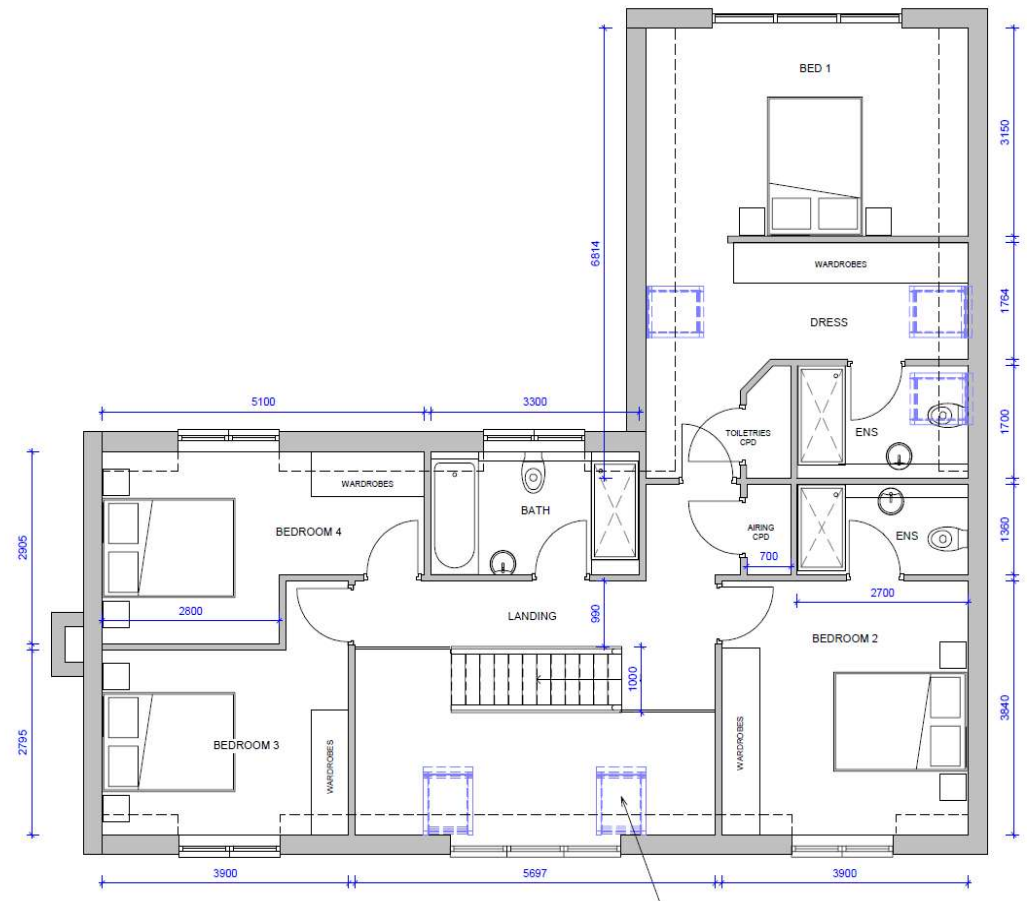


5 **Side Elevation (North West)**  
1 : 100





**5 Ground Floor**  
1 : 50



**6 First Floor**  
1 : 50

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01299 896 968  
info@gherbertbanks.co.uk  
www.gherbertbanks.co.uk

The Estate Office, Hill House  
Great Witley, Worcestershire WR6 6JB



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.



**1 Site Plan**  
1 : 200

Existing hedgerow to be trimmed back 400mm behind visibility line. Hedgerow to remain intact, and does not require removing