

Land at 41, Weston Road, Bretforton

Offers Over **£200,000**

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS







Land at 41, Weston Road

Bretforton, Evesham

An Exceptional Self-Build Opportunity in Bretforton, Worcestershire, this superb circa 0.2 acre plot offers a rare chance to create a truly special home in a peaceful, tucked-away setting.
Council Tax band: TBD

Tenure: Freehold

- Circa 0.2 acre plot in a highly desirable village setting
- Located in the sought-after Worcestershire village of Bretforton
- Set back from the main road, offering a private and peaceful position with its own entrance.
- Full planning permission granted for an executive detached family home
- Approved dwelling extends to approximately 192 sqm (2,067 sqft)
- Design includes a detached garage and carport via own entrance for added convenience
- Generous rear garden with attractive open countryside views
- Ideal opportunity for self-builders looking to create a bespoke dream home
- Equally attractive to developers seeking a ready-to-go project
- Strong resale potential in a popular and well-connected village location



OSED STREET SCENE (FROM B4305 - WESTON ROAD)



ONT ELEVATION (WEST)

SIDE ELEVATION (SOUTH)

SIDE ELEVATION (EAST)



STORMWATER DRAINAGE:- Construct 100mm upvc guttering with upvc rwp outlets, connect 63mm rwps to mains to soakaways minimum 5 metres from building Soakaways designed and filled with suitable materials in accordance with BRE Digest 365. All drains to be 100mm Osma/Hepworth UPVC with flexible joints laid in pea shingle. Note 2no. Water butts to be provided (One to garage and one to dwelling). Provide 2 no. suds planter to dwelling. Over flow to connect to proposed soakaways All in accordance with Building Regulation requirements.

FOUL DRAINAGE:- All drains 100mm Osma/Hepworth UPVC with flexible joints laid in and surrounded in pea gravel, laid to falls of 1:40. Any drains under the floor to have concrete apron over and bridging lintel over drains through walls. Form new manhole where indicated 225mm diameter polypropylene maximum 585mm deep o 450mm diameter polypropylene maximum 900mm deep. Connect into existing mains drainage. All to the satisfaction of the Building Control Officer. Any connection approval to be obtained by plot developer / owner prior to commencement.



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Positioned set back from the main road, the plot enjoys a sense of privacy while still being within easy reach of village amenities. Extending to the rear, the garden will benefit from attractive open countryside views, providing the perfect backdrop for a stunning new home.

Full planning permission has been granted for an executive detached family residence extending to approximately 192 sqm (2,067 sqft). The approved design also includes a detached garage and carport, offering both practicality and flexibility for modern living.

This is an outstanding opportunity for:

• Self-builders looking to design and deliver their dream home in a sought-after village setting

• Developers seeking a well-located, ready-to-go project to enhance their portfolio

With planning in place and a highly desirable location, opportunities of this nature are seldom available.

Early enquiry is strongly recommended.

T&C's

The land is offered for sale subject to contract and availability. Interested parties are advised to make their own enquiries regarding planning permissions, services, boundaries, access rights, covenants, easements, and any restrictions affecting the site.

All plans, drawings, dimensions, and images used in marketing material are for identification and illustrative purposes only and should not be relied upon as an exact representation. Purchasers must satisfy themselves as to the accuracy of all information provided.

Prospective buyers are advised to seek independent legal, planning, and professional advice prior to entering into negotiations or exchange of contracts.

The seller and agent reserve the right to amend pricing, boundaries, plot availability, or specifications without prior notice.



Land at 41, Weston Road

Bretforton, Evesham

Planning Permission

Application Number- W/25/01190/FUL Council- Wychavon Location Address- Windsor 41 Weston Road Bretforton WR11 7HW Proposal- Proposed Single Dwelling with associated garaging, parking and amenity area. Widening of existing vehicular access. Status- Approval Application Type- Full planning permission Decision issued Date - 20th Feb 2026

To note, the proposed dwelling will benefit from its own access, and will not be shared.

Services

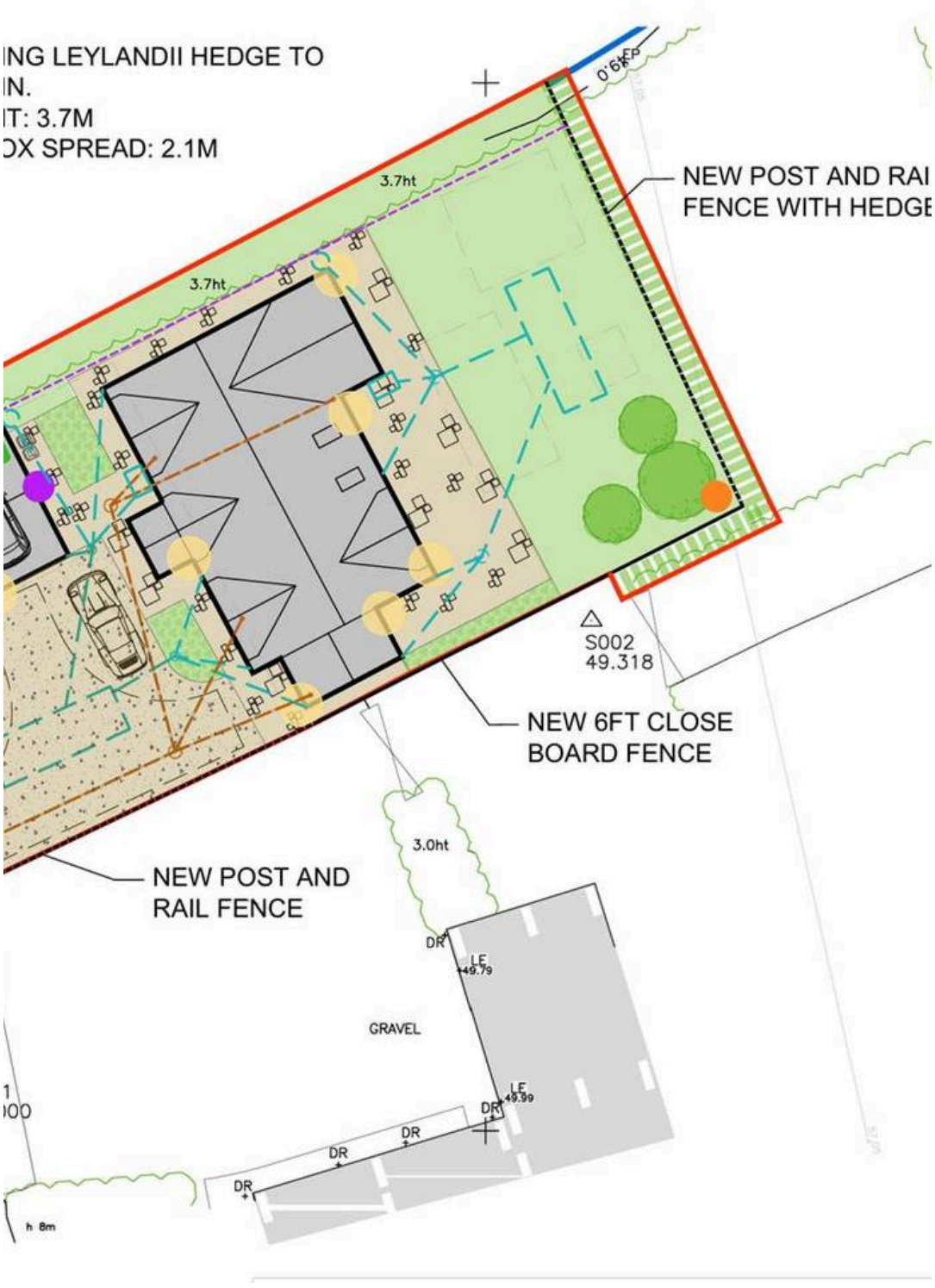
The vendor understands there to be all service connections (water, electricity, gas and mains sewage) in close proximity to this plot. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Location

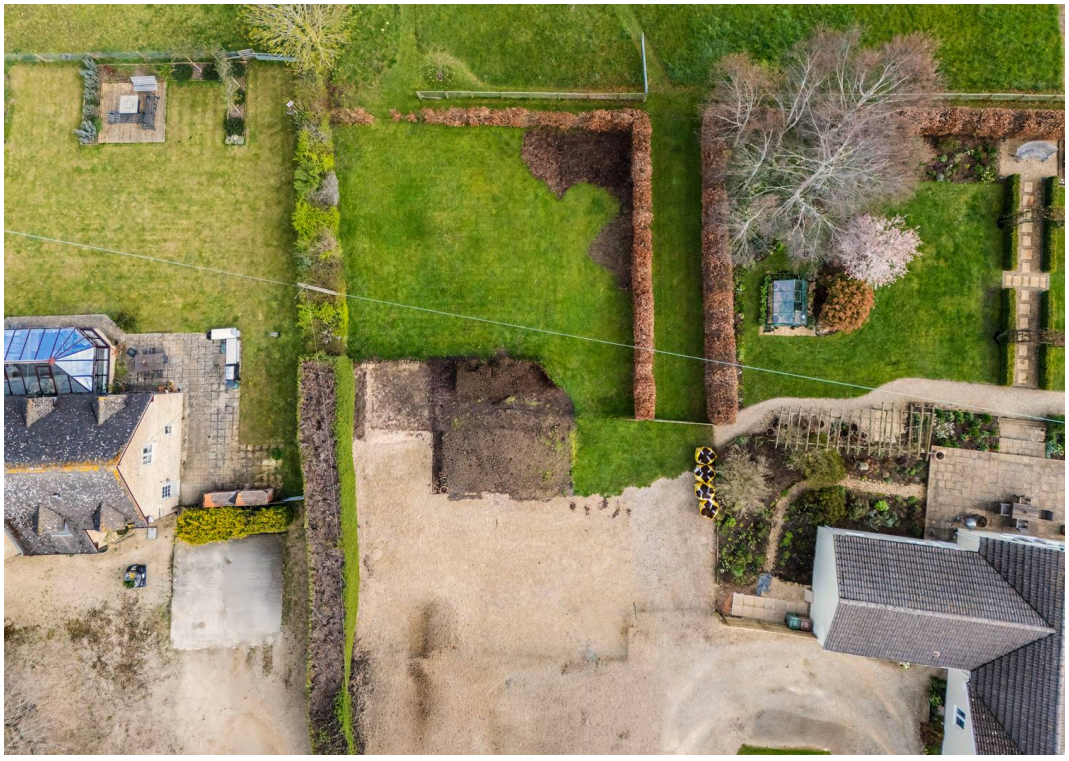
A rare development opportunity in the sought-after village of Bretforton, just outside Evesham. This plot benefits from a peaceful, semi-rural setting while offering excellent road links via the A44, A46, and M5, providing easy access to Worcester, Cheltenham, and Birmingham. Local amenities include a village pub, shop, and community facilities, with Evesham town centre close by for schools, shopping, and leisure. Ideal for a bespoke residential scheme, this location combines countryside charm with strong connectivity — a prime site for self builders or developers seeking a high-quality build opportunity.

CIL & Affordable Housing Contribution

We believe CIL to amount to £7,015.38 (not applicable to self - builds) and the Affordable Housing Contribution to be £12,797. Prospective purchasers should make their own enquiries regarding the above information.





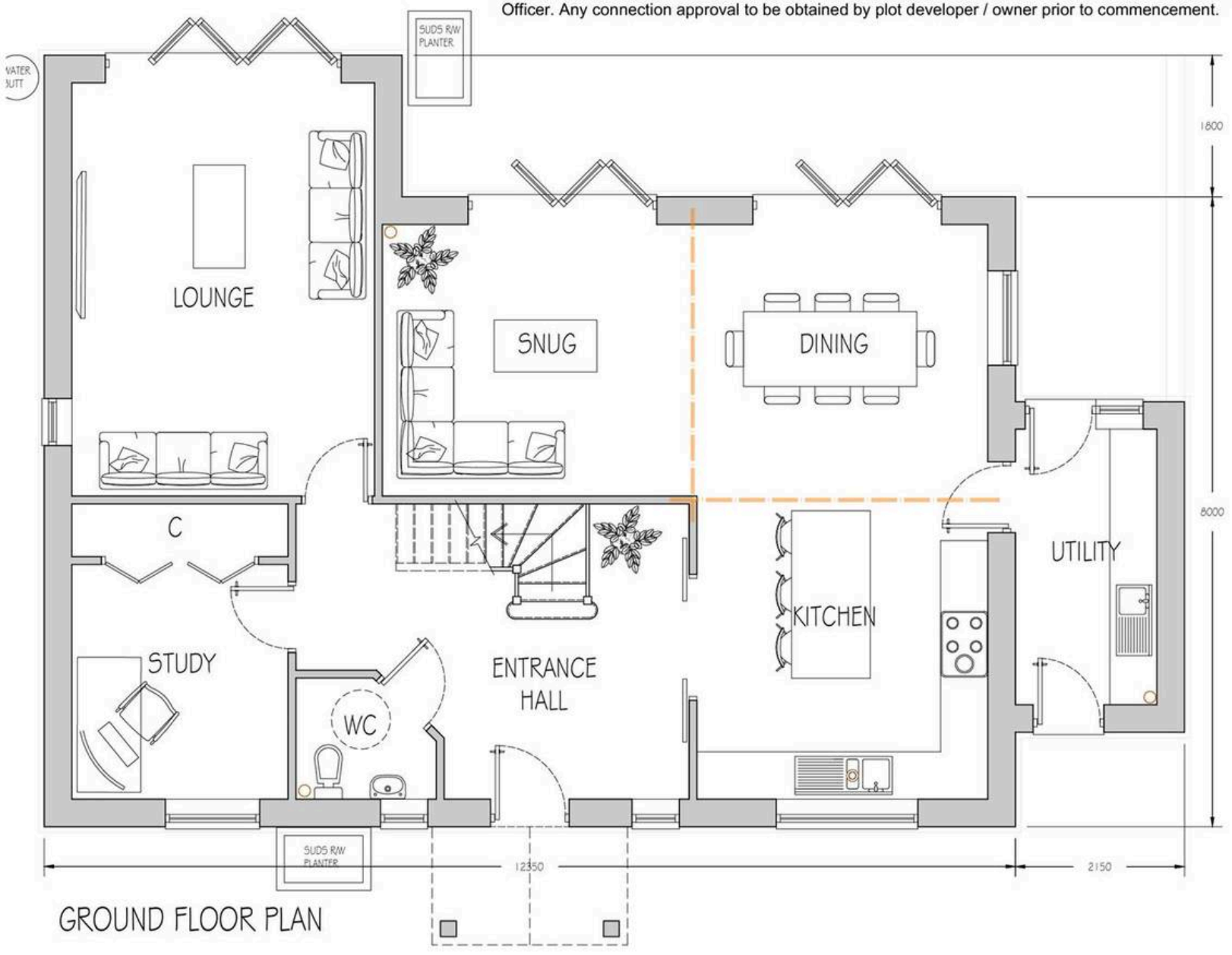








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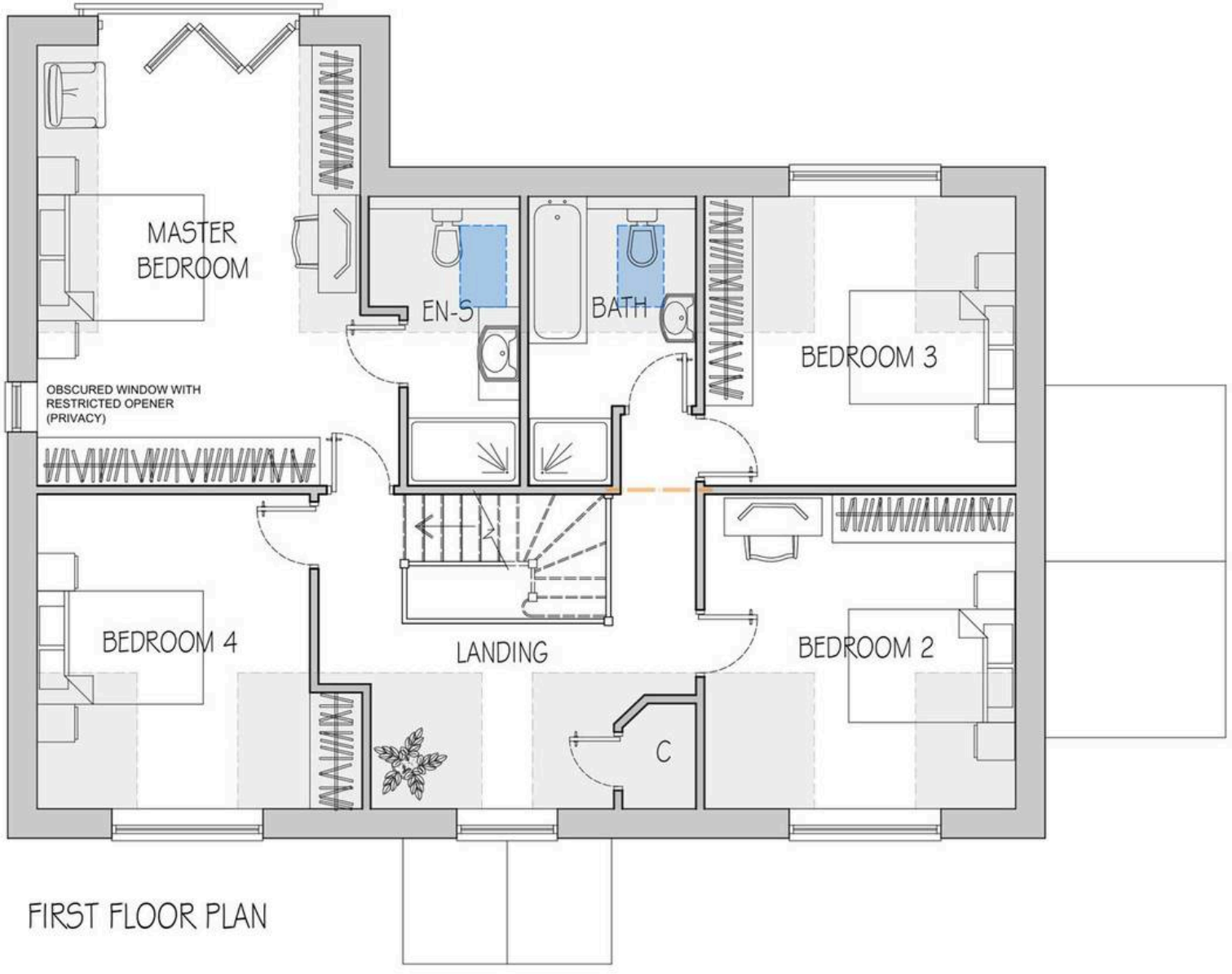
GROUND FLOOR PLAN

that could potentially cause harm on site or for ongoing maintenance. However if due to clients design brief or if any un avoidable risks occur then as soon as we are aware we will make these known to the client to notify the principle contractor if we are not appointed as principle designer after planning and/or building regulations have been completed. All projects must have workers with the right skills, it is assumed that all works will be carried out by a competent contractor. The contractor must provide appropriate supervision/information and a written phase plan.

We will list/indicate any residual risks on our working drawings that need to be considered outside of the normal hazardous risk that potentially can occur on building sites. Normal hazards will be managed by the builder/contractor under on site activities along with construction phase health & safety planning.

RISKS LISTED HERE ARE SIGNIFICANT, AND ASSOCIATED WITH THE PATH OF CONSTRUCTION WORK OR RELATED STRUCTURAL WORK:

- ASBESTOS - prior to any demolition/alterations an asbestos survey should be carried out (carried out on all properties built before 2000 in the area of the building where disturbance is likely)
- SERVICES - prior to proposed works or demolition, existing services should be disconnected, where alteration or new works are carried out,the client/principle contractor should make necessary inquires with all relevant utility companies to ensure there is not any restrictions on the project. TOTAL DESIGN LTD HAVE NOT CONTACTED ANY OF THE UTILITY COMPANIES.
- DEMOLITION - to be carried out by competent person/contractor making the local authority building control aware of the works
- DUST - airborne dust particles from construction processes/works
- STRUCTURAL - adhere to structural engineer's information for all structural works, permanent and temporary works.
- PUBLIC - protection of any members of the public or anyone occupying the site/building when works are carried out.



FIRST FLOOR PLAN

ORIGINAL SURVEY DATA TAKEN ON SITE BY OTHERS

1. This drawing is copyright and its use or reproduction without the written permission of director Angela Phelps MCIAT is prohibited.
2. Where dimensions are critical TOTAL DESIGN LTD should be requested to confirm dimensions based on survey information.
3. All dimensions and particulars to be checked on site, any discrepancy to be reported to Director Angela Phelps MCIAT before work commences.
4. No responsibility will be accepted for any work of construction undertaken prior to the receipt of statutory approvals, or subsequently when work is not in strict accordance with the drawings.
5. All the dimensions are in metres or millimetres unless otherwise stated.
6. Client / Builder to check prior to commencement on site for any services that may restrict building works at high level, above, and below ground level - TOTAL DESIGN LTD do not consult with services companies.
7. All work based on good working practice and accredited construction details
8. When any roof alteration work or demolition is to take place, if any signs of bats, stop work & notify an ecologist & natural England.
9. It is the Client's responsibility to inform TOTAL DESIGN LTD of any Legislation / Agreements / Covenants in place that would prevent / restrict development taking place on the proposed site. TOTAL DESIGN LTD do not consult with external parties / consultants regarding (non-planning/building regulation) legal matters relating to any proposals. Unless otherwise specified TOTAL DESIGN LTD are employed to obtain Planning and Building Regulation Approval ONLY.

REV:	DATE	DESCRIPTION
A	28.04.25	Updated (Materials) (ELB)
B	08.05.25	Storm water Drainage (ELB)

TOTAL DESIGN LTD
Architectural Consultants
1 COURT LANE NEWENT GLOS GL18 1AR
TEL: 01531 820101
email: info@totaldesignltd.co.uk

PROJECT: Land at: 41 Weston Road Bretforton, Evesham WR11 7HW

TITLE: Proposed Floor Plans

CLIENT: Mr & Mrs Hair



Sheldon Bosley Knight Land & New Homes

Sheldon Bosley Knight, 35-36 Rother Street - CV37 6LP

01789 333466

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.

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