



Land adjacent to Baron's Court, Newhouse Lane, Bromsgrove
Bromsgrove

£1,295,000

LAND FOR SALE – A fantastic opportunity to acquire a development site with approved planning permission. The site will be accessed via a new private estate road, providing for a gated residential development.

The site extends to approximately 1.2 acres and comprises a large single-storey industrial building together with an agricultural barn. To the north and west of the buildings are existing areas of hardstanding. The site lies within the West Midlands Green Belt, with a residential area located to the south-west that includes a Grade II listed granary.

Historically, the site has been used for agricultural purposes and jewellery manufacturing. Access is currently provided from Newhouse Lane, and this existing access will be retained. Subject to the approved planning permission, the site will be served by a new private estate road to facilitate a gated residential development.

There is also an opportunity to acquire additional adjoining land by separate negotiation.

Planning permission and prior approval have now been granted for the comprehensive redevelopment of the site, including the demolition of an existing building and the erection of 10 dwellinghouses in its place, together with the conversion of an agricultural building into three dwellinghouses (Class C3), including the associated building operations reasonably necessary to facilitate the conversion.

The site is visible from the roadside; however, if you wish to view the compound in more detail, please contact the agent to arrange an appointment.

Wychavon District Council Planning Status:

W26/00298/GPZA - Application approved - Demolition of buildings and construction of new dwellinghouses in their place

W26/00280/GPDQ - Application approved - Agricultural to C3 dwellinghouse

Newhouse Lane sits in a semi-rural pocket of the Worcestershire countryside, in the hamlet of Upton Warren, just outside the market town of Bromsgrove. The area is characterised by quiet country lanes, scattered farmsteads, and open agricultural land, giving it a distinctly rural feel while still being within easy reach of nearby towns and commuter routes. It lies within the wider county of Worcestershire, known for its rolling countryside and village settlements. Upton Warren itself is well known locally for its natural and recreational amenities, including the Upton Warren nature and wetland area, as well as sailing and water sports lakes. This gives the immediate surroundings a mix of farmland and leisure use rather than dense residential development. Despite the rural setting, Bromsgrove is only a short drive away, offering supermarkets, schools, rail links, and access to the M5 motorway, making the location appealing for those seeking countryside living with convenient commuter access to Birmingham, Worcester, and the wider West Midlands.

