



- Freehold parcel of land of approximately 10.48 acres (4.241 ha)
- Situated close to residential houses
- Development potential (STPP)
- Full vacant possession

#### Location:

The land is situated off Yew Tree Walk to the rear of residential houses. Public transport links include Hartlebury mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A451 and the A449. Shopping amenities can be found locally within Stourport-on-Severn Town Centre, with an extensive range of shops, bars and restaurants being found in Kidderminster Town Centre. Recreational pursuits can be found locally at the open spaces of Lickhill Common, the River Severn and Stourport Basin.

#### Description:

A freehold parcel of land extending to approximately 10.48 acres (4.241 ha) situated within an established residential area. The site is located adjacent to existing residential properties and is offered with full vacant possession. The land may offer future development potential (STPP)

#### Site area:

Approximately 10.48 acres (4.241 ha)

#### Potential:

This plot extends to approximately 10.48 acres (4.241 ha) and is situated adjacent to existing residential properties. Whilst the land is sold on an unconditional basis it could provide future development potential subject to all necessary planning permissions and consents. Prospective purchasers must rely solely on their own enquires in this respect.

#### Note:

The vendor has provided correspondence from Wyre Forest District Council, dated 21st November 2025, confirming that the site is considered to be Grey Belt land. The vendor has also advised that the site formed part of a Pre-Submission Allocation in the previous Wyre Forest District Council Local Plan and has been submitted as part of the Council's 2026 Call for Sites process. Prospective purchasers should refer to the legal pack for further information must rely solely on their own enquires in these respects.

#### To view:

By arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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