

FOR SALE *Land Opportunity*

Land off Stourbridge Road, Catshill, Bromsgrove, B61 0BW



- Edge of Settlement location
- 7.539 acres (3.05 hectares)

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Location

The Land is on the north side of M42 Junction 1 and is east of the M5 Junction 4a. It therefore has excellent transport links. It is situated on the southern edge of the village of Catshill in Worcestershire.

Catshill is within Bromsgrove District. The village has evolved from its historic agricultural and nail-making origins into a thriving residential community, providing various shops, parks, cafés, pubs and restaurants, a leisure centre and community library, places of worship, and primary and secondary school offerings.

The nearest train station is Bromsgrove, with frequent mainline train services to Birmingham New Street, Worcester Foregate Street, and Hereford. A direct bus service at the Hinton Fields stop, to the west of the Land, provides services to the surrounding towns and Birmingham city centre.

Description

The Land is relatively flat and is currently used for grazing. There is a public right of way which crosses in an easterly/westerly direction. Boundaries are well defined, with a mixture of trees and mature hedgerows.

The Land extends to approximately 7.539 acres (3.05 hectares) as defined approximately by the red line boundary on these particulars for identification purposes only.

Planning

The Land lies within the administrative boundary of Bromsgrove District Council and is within the Green Belt. It is situated outside, but adjacent to, the settlement boundary of Catshill.

The area of land coloured blue on the indicative plan on the following page (Blue Land) has been submitted to the Call for Sites (ref. 139). This part of the Land measures approximately 0.78 of an acre.

In the emerging Bromsgrove District Local Plan, the Blue Land submitted into the Call for Sites was 'considered suitable for

development subject to an acceptable noise screening assessment.' The noise assessment refers to the Blue Land's proximity to the interchange of the M5 and M42 motorways.

Access

Access into the Land is from the west off Stourbridge Road, as shown on the indicative plan on the following page. The Land is offered for sale as a whole or in two lots; if sold in two lots, a 6-metre strip of land running along the northern boundary of the Blue Land will be excluded from the sale of the Blue Land and sold with the remaining part of the Land (Green Land).

Tenure

Freehold with vacant possession – part of Land Registry Title HW145982.

Services

It is understood that drainage, gas, electric, water and telecoms are within close proximity. Prospective purchasers should make their own enquiries.

Overage clause

The Land will be subject to an overage provision reserving to the Vendor a 40% share of any increase in value arising from development for a period of 30 years from completion of the sale. Development shall include any scheme that would require planning consent, be carried out under Permitted Development rights, or a change of use.

Method of Sale

The Land is offered for sale by Informal Tender.

The Vendor will consider selling the Land as a whole or in two lots - (1) the Blue Land and (2) the Green Land. Offers are invited for the whole on an unconditional basis; offers for the Blue Land only are invited on either an unconditional or conditional subject to planning basis albeit it will require the exclusion of a 6-metre strip of land running along the northern boundary as access to Green Land.

A copy of the tender form is available upon request by emailing Julie.mills@brutonknowles.co.uk.

Offers are to be submitted by **12pm on Monday 15 June 2026** and should include the following information as a minimum:

Unconditional/Conditional bids

- Financial offer
- Details of proposed scheme
- Financial position
- Status of offer
- Timescales
- Deposit
- Conditionality and due diligence

All rights are reserved to proceed to best and final bids, and the Vendor reserves the right to not accept the highest or indeed any bid.

VAT

The Land is not elected for VAT.

Legal Fees

Each party is to bear their own costs.

Rights of Way, Wayleaves and Easements

The Land is sold subject to, and with the benefit of, all rights of way, easements, wayleaves and rights of access.

Sale Plan and Boundaries

The plan is provided for identification purposes only. All boundaries are indicative only, and prospective purchasers should satisfy themselves as to the ownership and extent of the Land.

Viewing

The Land can be viewed from the public highway or public right of way. Any viewings are carried out at the parties' own risk. Should interested parties wish to walk the Land, arrangements must be made with Bruton Knowles.

SUBJECT TO CONTRACT – MAY 2026

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Surveyor

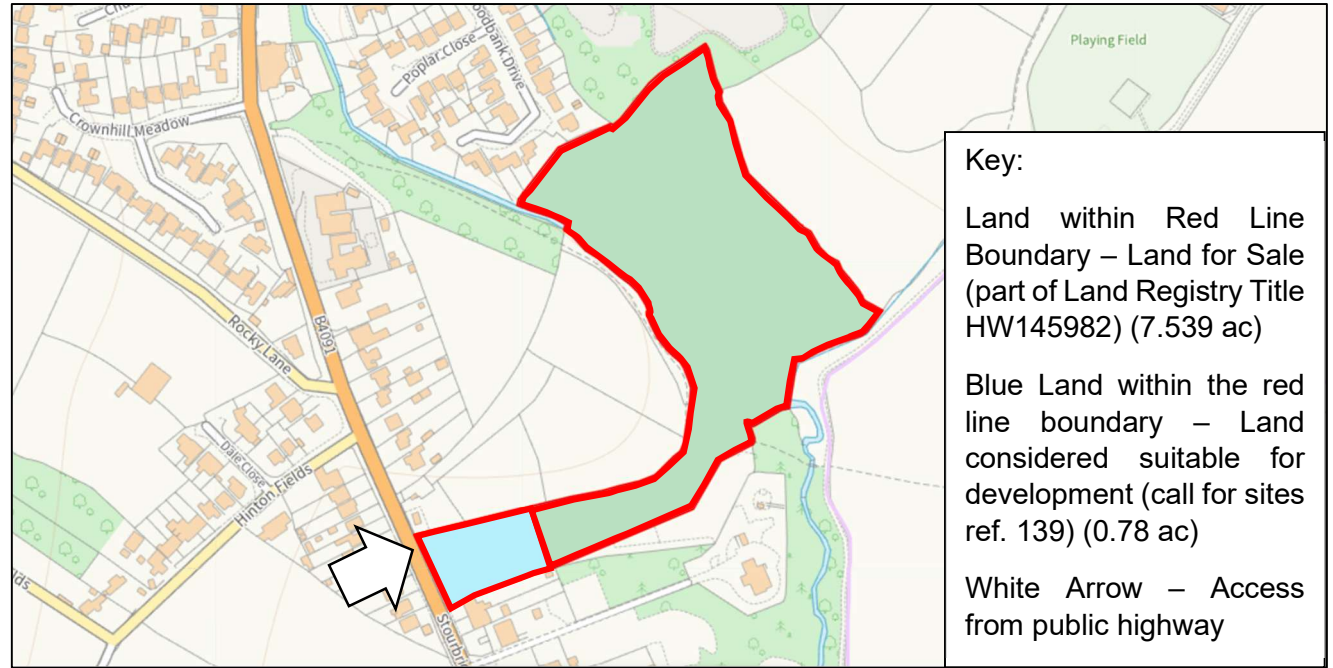
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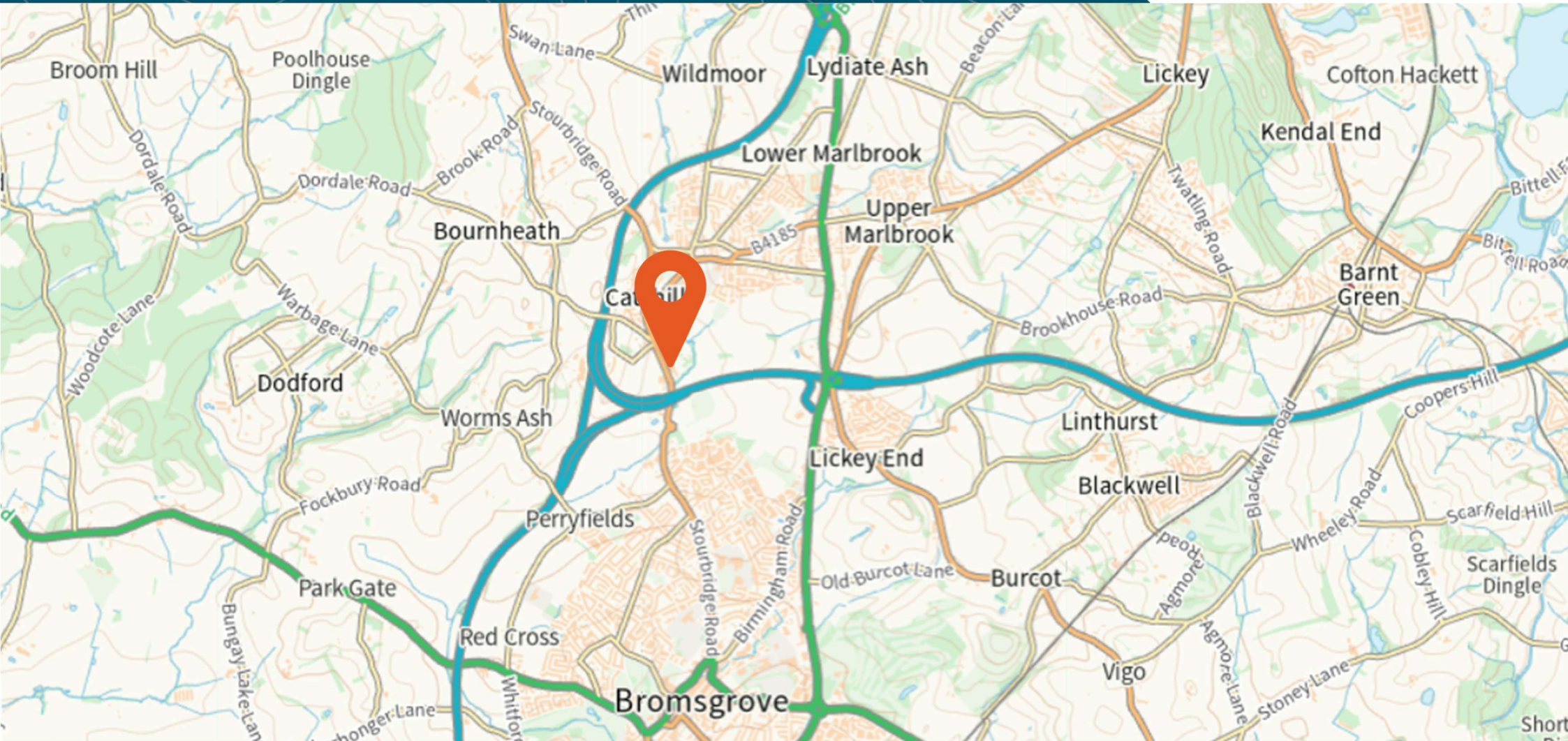
T: 0121 200 1100



FOR SALE

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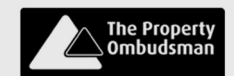
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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