

FOR SALE

Land west of Kinver Lane, Caunsall, Kidderminster, DY11 5YD

12.55 acres (5.08 ha)



**BRUTON
KNOWLES**



Plan is for indicative purposes only.

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INTRODUCTION

Bruton Knowles has been instructed to offer for sale the land off Kinver Lane, Caunsall extending to approximately 12.55 acres and located in an attractive rural village setting close to Kidderminster.

LOCATION

Caunsall is a village situated within the Wyre Forest District of Worcestershire, approximately four miles north of the market town of Kidderminster. Predominantly residential in nature, the village is set within the surrounding Worcestershire countryside. Kinver lies just two miles away and is a charming village known for its scenic surroundings, including Kinver Edge and the National Trust rock houses. Approximately four miles away, Kidderminster provides a broader selection of amenities, such as supermarkets, retail outlets, and railway services, with frequent links to Birmingham.

The village is particularly well placed for easy access to motorway and other transport links, in particular the A449 and M5 motorway.

- Kidderminster – 4 miles
- Worcester – 18 miles
- Birmingham – 19 miles
- Kidderminster Railway Station – 4 miles

DESCRIPTION

The site comprises grass land, currently used for grazing and extends to approximately 12.55 acres (5.08 ha) in total. Access is to the north of the site via Snake Lane.

The site is bound by mature hedgerows and interspersed trees to the north, south, east and west with the residential village of Caunsall beyond the southeastern boundary. The majority of the site is relatively flat in topography, with the southeastern most part sloping southeastwards.

The site is located within the Green Belt and is not located within an Area of Outstanding Natural Beauty (AONB). The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1, the lowest risk of flooding.

PLANNING

The site falls within the administrative area of the Wyre Forest District Council where Planning Policy is covered by the Wyre Forest District Local Plan (2016 – 2036), adopted April 2022.

The Council is at the early stages of preparing a new Local Plan in light of new mandatory targets set by the Government. The Local Plan is to be prepared following the Government Gateway scheme, whereby the Council must prepare and adopt their Local Plan within 30 months.

It is expected that the proposed Local Plan content and evidence, including a draft version will be published for consultation in January 2027, with the final publication and adoption statement of the Local Plan expected in January 2029.

SERVICES

There is a water supply that serves the site. Parties should make and rely on their own enquiries in respect of the availability and capacity and connection costs of all services and utilities.

TENURE

The land is offered Freehold with vacant possession.

VAT

The land is not currently elected for VAT; however the landowner retains the right to opt to tax.

OVERAGE

A 25% overage / uplift clause is to be sought in the event that planning permission is secured for development.

LEGAL INFORMATION

The site is registered under the Freehold Titles WR57300 & WR175388.

Each party is responsible for their own legal and professional fees.

METHOD OF SALE & TERMS

The property is For Sale by Private Treaty. Unconditional offers are invited.

Offers should be submitted to Harry Breakwell by email:

harry.breakwell@brutonknowles.co.uk

VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only. The site can easily be seen from the boundaries.

Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

SUBJECT TO CONTRACT – JULY 2026

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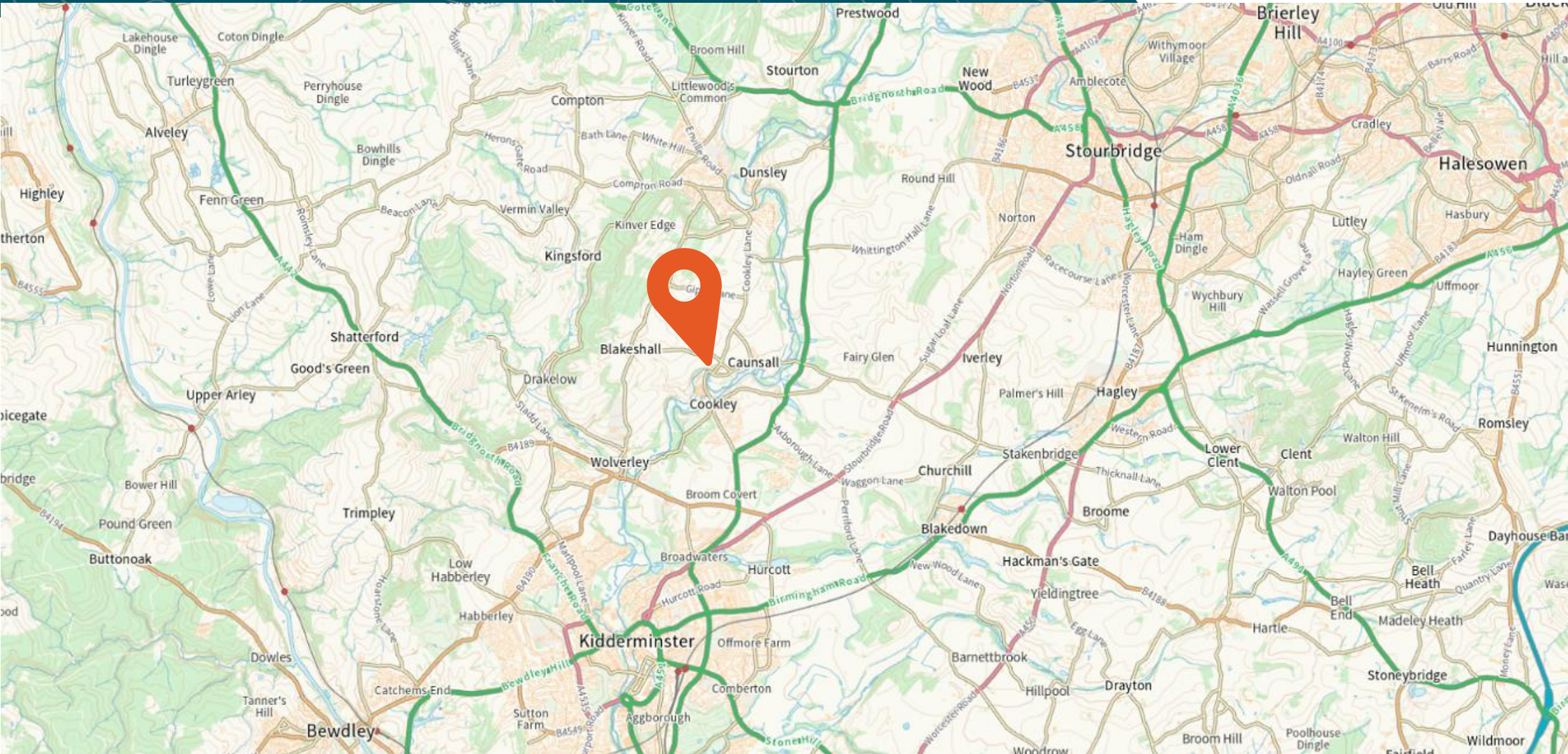


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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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