



Land at 41, Weston Road, Evesham, WR11 7HW

Property Description

An Exceptional Self-Build Opportunity in Bretforton, Worcestershire

Set within the heart of the ever-popular village of Bretforton, this superb circa 0.2 acre plot offers a rare chance to create a truly special home in a peaceful, tucked-away setting.

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.





Key Features

- 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
- 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 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

**Offers Over
£200,000**

Viewing Arrangement

VIEWING BY APPOINTMENT ONLY

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

Services

The vendor understands there to be all service connections (water, electricity, 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.

Tenure

The land is sold as freehold.

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.

Important Notice

The red line boundary shown in marketing materials is for illustrative purposes only and should not be relied upon for legal or transactional matters (The red line boundary shown in the site plan is reduced for planning purpose, but does not illustrate ownership boundary line, which extends further).

Visual images and floorplans shown are of the approved planning permission.





ESTFIELD



PROPOSAL SITE

41 WESTON ROAD

48.0m

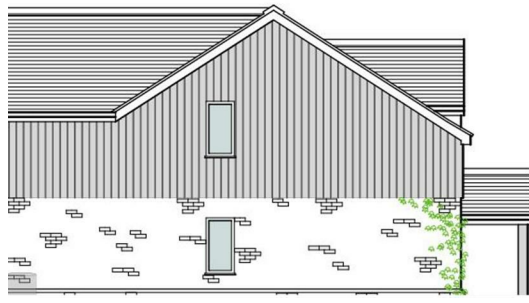
PROPOSED STREET SCENE (FROM B4305 - WESTON ROAD)



FRONT 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.

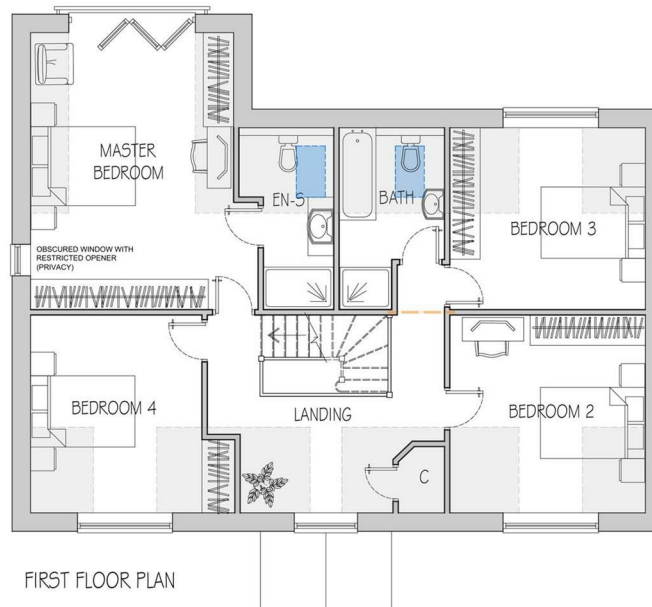
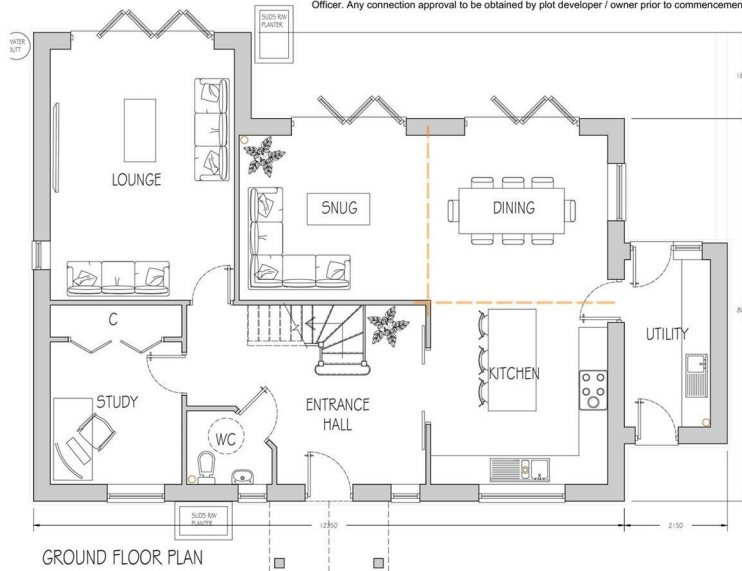
FOUL DRAINAGE:- All drains 100mm Osma/Hepworth UPVC with flexible joints laid in and surrounded in pea gravel, laid to falls of 1:40. Any drains under the floor to have concrete apron over and bridging lintel over drains through walls. Form new manhole where indicated 225mm diameter polypropylene maximum 585mm deep or 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.



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

Floorplan

diameter polypropylene maximum 585mm deep or 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.



that could potentially cause harm on site or to ongoing maintenance. However if due to clients design brief or if any unavoidable 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 inquiries 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.

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 Pheasant MCAAT 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 Pheasant MCAAT 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 accepted construction details.
8. When any roof alteration work or demolition is to take place, if any signs of bats, stop work & notify an ecologist in 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-Statutory/Binding regulations/Agreements relating to the proposals. Unless otherwise specified TOTAL DESIGN LTD are employed to obtain Planning and Building Regulation Approval ONLY.

REV:	DATE	DESCRIPTION
A	26.04.25	Updated Materials (ELB)
B	06.05.25	Storm water Drainage (ELB)

TOTAL DESIGN LTD
Architectural Consultants **TD**

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 Har

Tenure - Freehold

Local Authority Wychavon District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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 and it 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.