

For Sale



Land at Ambrose Farm, Oldbury Road, Worcester, WR2 6AS

Opportunity to Acquire a Site with Outline Planning Approval for up to 250 dwellings

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**AVISON
YOUNG**

Ambrose Farm

The Opportunity

The site is located to the north of Oldbury Road just beyond the western fringe of the city of Worcester and within Malvern Hills District. It comprises a number of adjoining fields of rough grassland separated by existing hedgerows. Ambrose farm which comprises a detached house with a number of outbuildings occupies the south-eastern corner of the site. This will be demolished as part of the development. There is also an existing pond in the north-western corner of the site. The site is irregular in shape and generally level in nature.

The site is approached from a new vehicular access off Oldbury Road constructed just within the western Boundary. This has been constructed by Bloor Homes under an access agreement and jointly serves their adjoining site with consent for 103 dwellings. It also provides access to a number of existing buildings to the north, via an unadopted track. The purchaser of the site will be required to enter into an undertaking to reimburse Bloor's 50% of the cost of constructing the access, on implementation of planning approval on the subject site. Further details are provided within the data site.

The site forms part of the Temple Laugherne Worcester West Urban Extension. Outline Planning permission was issued in January 2026 for the construction of up to 250 dwellings at a density of 41.25 dph.



Approx. 28.71 acres (11.62 ha) gross



13.74 acres (5.56 ha) Green and Blue Infrastructure

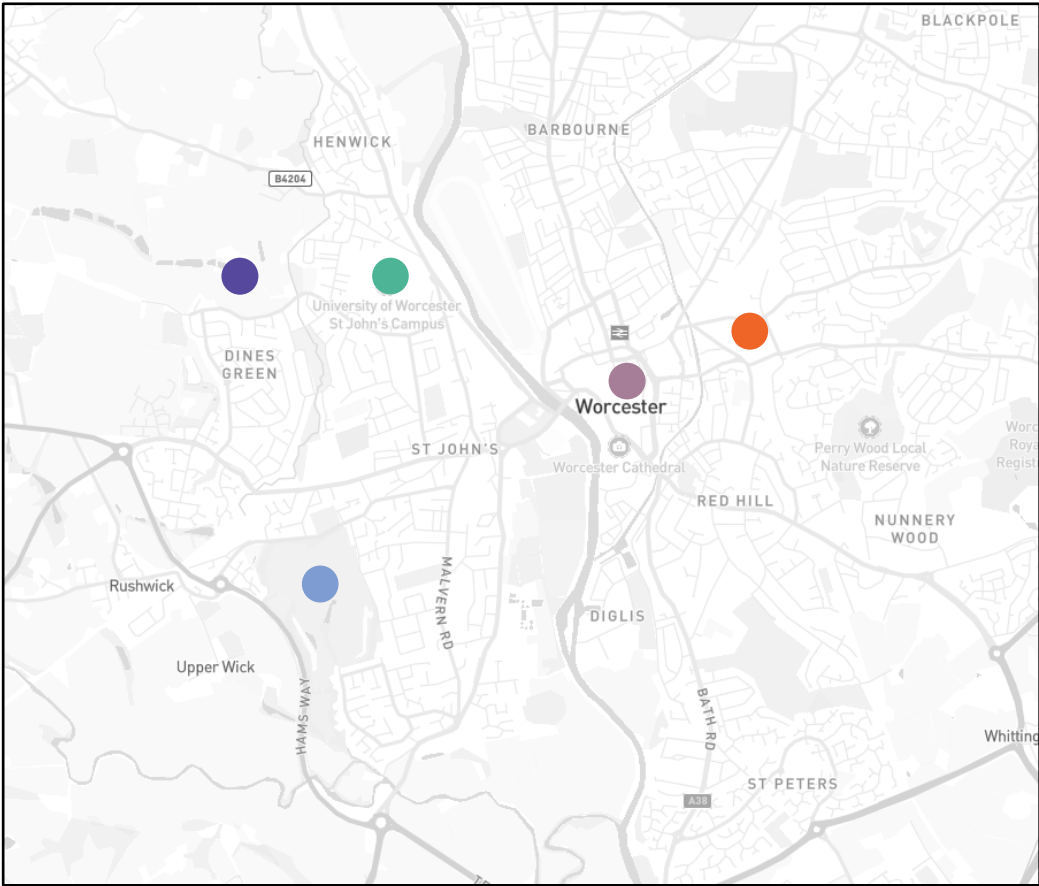


Up to 250 Dwellings



Location

Map



Transport and Local Area

The site is situated on Oldbury Road within the Broadheath ward and Malvern Hills district. The site is located to the west of the city of Worcester and lies approximately 1.9 miles from Worcester city centre.

The site is located approximately 0.9 miles (1.4 km) to the A44 and 3.5 miles (5.7 km) to Junction 7 of the M5 Motorway.

The site is within 15 minutes' walking distance of Oldbury Park Primary School, Honeywell Primary School and University of Worcester-St John's Campus.

The nearest railway stations include Worcester Foregate Street and Worcester Shrub Hill which provides services to Birmingham Moor Street (1 hour 6 minutes'), Bristol Temple Meads (1 hour 27 minutes') and London Paddington (2 hours 7 minutes').

Worcester is approximately 23 miles (37 km) to the north of Gloucester, 23 miles (37 km) to the east of Hereford and 24 miles (39 km) to the south-west of Birmingham.

Key

 Subject Property

 UoW St John's Campus

 Worcester Golf & Country Club

 Shrub Hill Railway Station

 Worcester City Centre

Property detail

Tenure

The property is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property comprises various freehold titles (title ref: WR167000, WR161597, WR40407) which provide a combined site area of approximately 28.71 acres (11.62 ha) gross.

Parties should note that there is a right of way extending into the site by 60cm running along the western boundary. There is also a restrictive covenant which prevents any buildings being constructed within 5 metres of the western boundary.

Services

We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Highways

The site is accessed from Oldbury Road which is an adopted public highway. As detailed above, two points of access will serve the consented development, one of which has already been constructed by Bloor Homes.

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**Please note the plan above is for indicative purposes only*

VAT

The University has elected not to charge VAT on the sale.

Property detail

Planning

The site falls under the jurisdiction of Malvern Hills District Council. Planning policy for the area is contained within the South Worcestershire Development Plan (SWDP) adopted on 25th February 2016, which guides development across Worcester, Malvern Hills and Wychavon. A review of the SWDP is currently underway to extend the plan period to 2041.

The Land at Ambrose Farm site is situated within the 'Temple Laugherne (Worcester West urban extension)' where planning policy supports a mix of uses including residential development, employment floorspace and community facilities in line with sustainable development principles. Policies encourage high quality design, protection of the natural environment and improved connectivity.

The site has the benefit of an approved 'Outline Planning Application (with all matters reserved except for access from Oldbury Road) for the demolition of Ambrose Farm and the erection of up to 250 dwellings together with public open space, landscaping, foul sewage pumping station and associated engineering works.' (App Ref.: M/24/01782/OUT)

S106 and CIL: There is a requirement to provide 40% mixed tenure Affordable Housing provision on site together with additional contributions.

A copy of the planning decision notice, Section 106 Agreement and all documentation submitted in support of the planning application is included within the Data Room. Urban Extension is Exempt from CIL.



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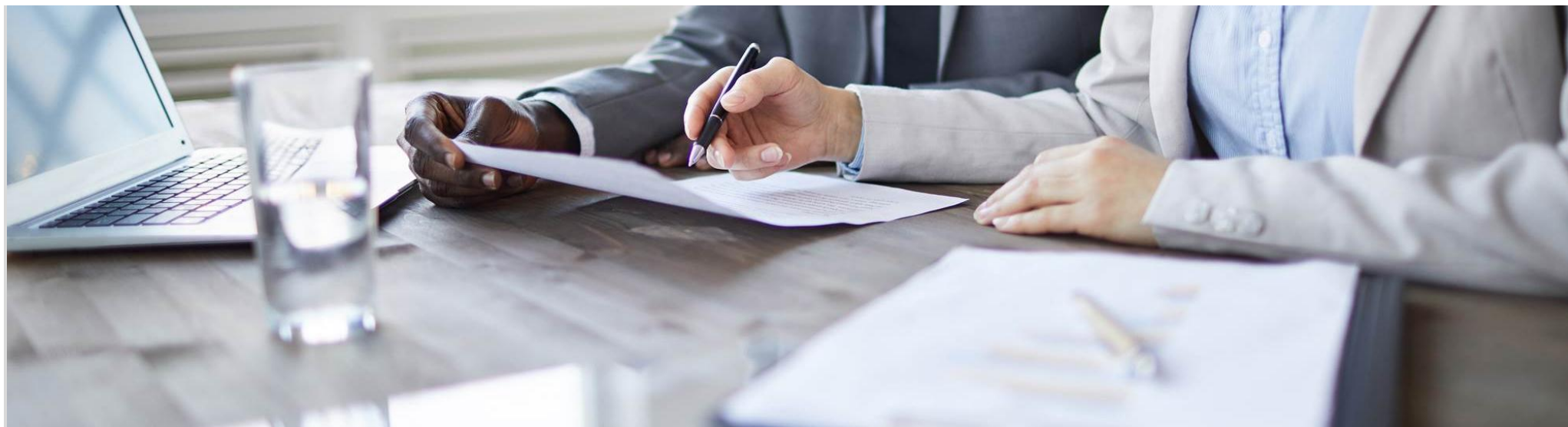
Viewings

Whilst the majority of the site can be viewed externally from the public footpath and highway, all parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections.

We would request discretion in the event interested parties undertake any roadside inspections of the property.

Method of sale



Technical Data Room

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website: <https://portal.kato.app/data-room/866/land-at-ambrose-farm-oldbury-road>

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Basis of Offers

The Vendor has a firm preference for Unconditional offers but may also consider Conditional offers for the freehold interest in the property with vacant possession.

Offers are to be submitted in writing by 12 noon on Friday 20th March 2026, together with any supporting information to the selling agents:

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Interested parties are permitted to submit an offers reflecting alternative payment profiles. Our client reserves the right not to accept the highest or any offer received.

**For more information
about this property,
please get in touch.**

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.