



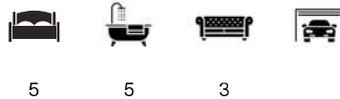
# 4 CHERRY HILL ROAD

Barnt Green, Birmingham



# AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A PRIME PLOT

With full planning permission for the construction of two individual dwellings, this rare offering is perfect for developers or self-builders and offers fantastic potential in a sought-after location.



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Local Authority: Bromsgrove District Council

Council Tax band: To be confirmed

Tenure: Freehold



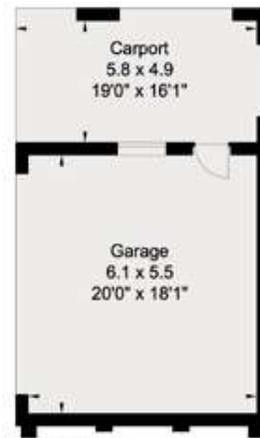
## CHERRY HILL ROAD

Cherry Hill Road is an outstanding opportunity to acquire a plot approaching 0.7 acres, complete with planning permission for the creation of two exceptional homes, each extending to approximately 4,800 sq ft.

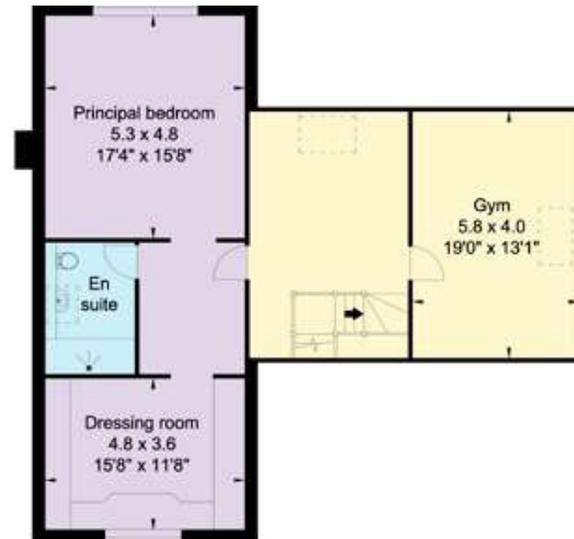
The approved plans offer a superb opportunity for developers or self-builders to realise high-quality residences in a sought-after location. Full planning details can be viewed under reference 24/00796/FUL on the local planning portal, or via the link provided below.

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/applicationDetails.do?keyVal=SHSXQXSEFGQ00&activeTab=summary>





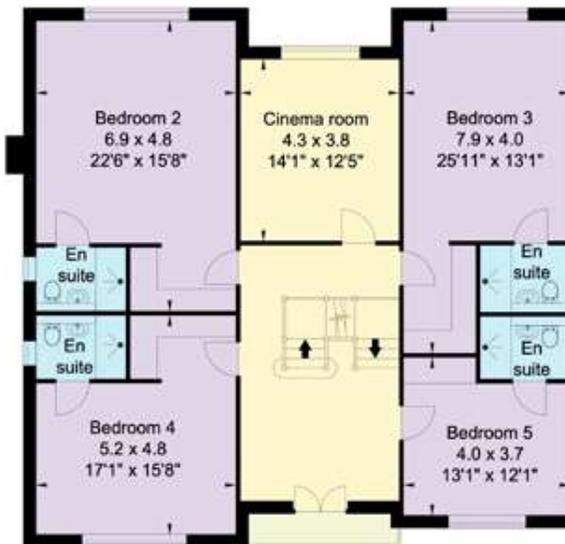
**Outbuilding**  
Not shown in actual location / orientation



**Second Floor**



**Ground Floor**



**First Floor**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Plot 1**  
**4 Cherry Hill Road**  
**Barnt Green**

**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
House: 397 sq m (4,275 sq ft)  
Outbuilding: 52 sq m (560 sq ft)  
Total: 449 sq m (4,835 sq ft)



## LOCATION

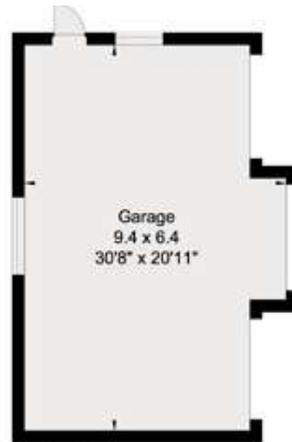
Barnt Green offers a rare blend of countryside charm and modern convenience, surrounded by stunning rural scenery including the 525-acre Lickey Hills Country Park and the Bittell Reservoirs.

The village provides excellent amenities such as independent shops, pubs, a doctor's surgery, two churches, a dentist, St Andrew's Primary School and a train station with superb commuter links, while Birmingham is just 10 miles away for wider shopping and leisure options. The area benefits from easy access to the M42, M40, M5 and M6, as well as highly regarded schooling, including prestigious private schools in Stourbridge, Edgbaston and Bromsgrove, alongside outstanding state schools such as South Bromsgrove High.

What three words///discouraged.reject.moment

Services connected to the existing house include mains water, electricity and gas central heating.





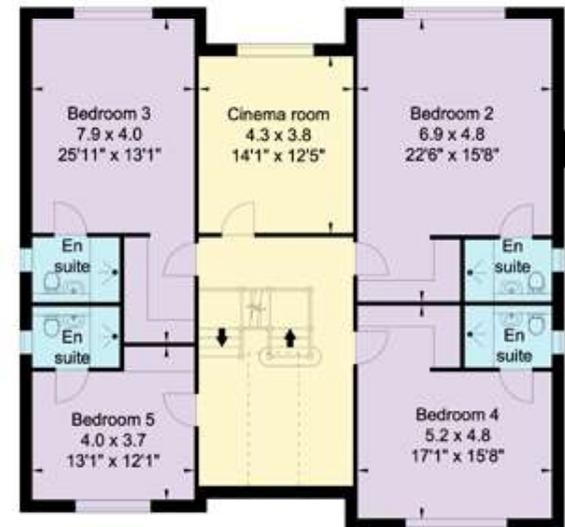
**Outbuilding**  
Not shown in actual location / orientation



**Second Floor**



**Ground Floor**



**First Floor**

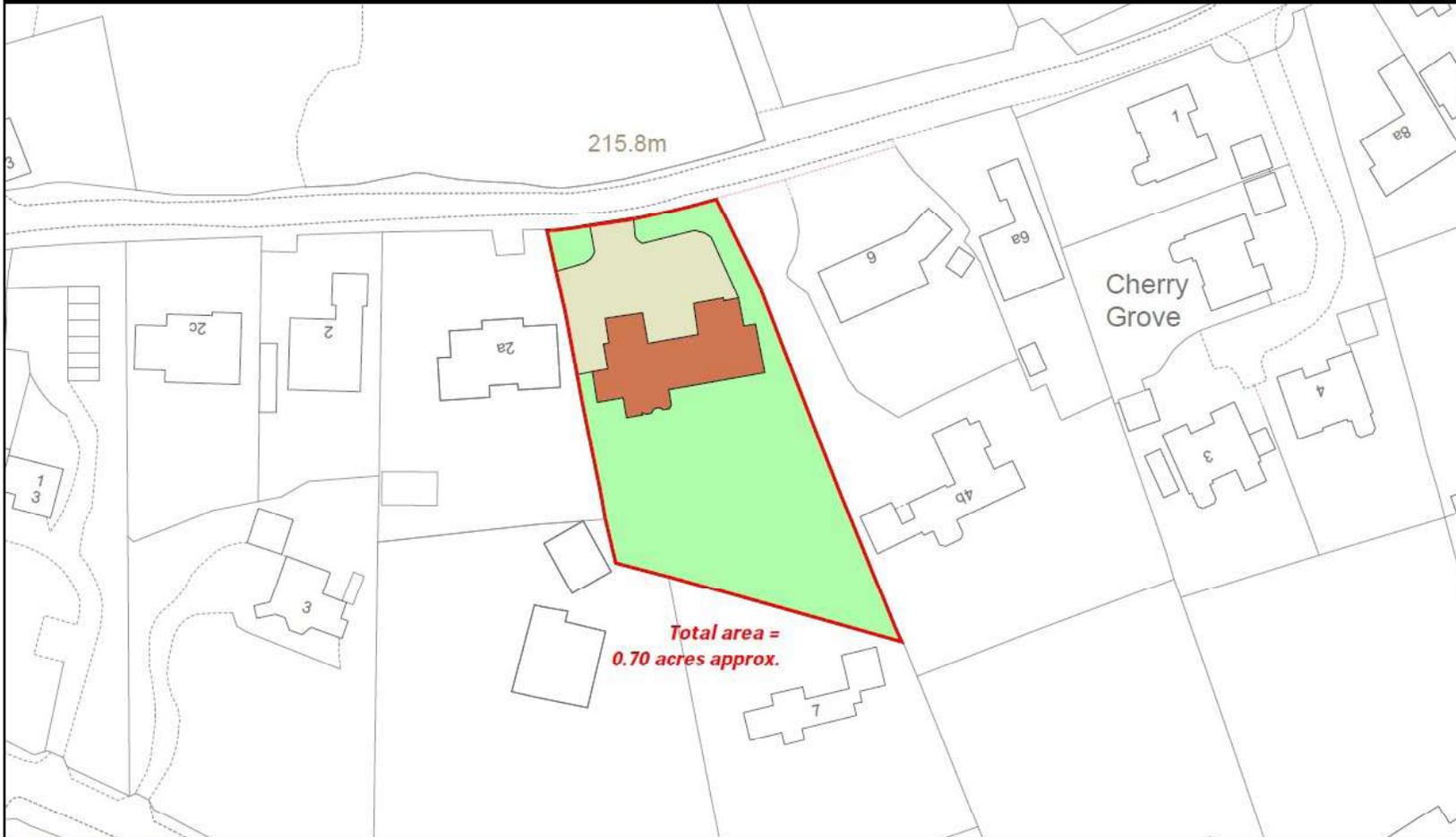


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**Plot 2**  
**4 Cherry Hill Road**  
**Barnt Green**

**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
House: 397 sq m (4,275 sq ft)  
Outbuilding: 54 sq m (582 sq ft)  
Total: 451 sq m (4,857 sq ft)

4 Cherry Hill Road



Land Development Services Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
Telford Road  
Salisbury SP2 7GL  
  
(e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



Date: 03/03/26 Drawn By: CW Scale: 1:950 @ A4 Plan Ref: 20761

Title: 4 Cherry Hill Road

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Date: 13 March 2026  
Our reference: STR012679923

## 4 Cherry Hill Road, Barnt Green, Birmingham, B45 8LH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully

A handwritten signature in black ink that reads "Knight Frank" in a cursive, flowing script.

**KNIGHT FRANK LLP**

Enc:

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V4.3 Sep 24