



VANTAGE
LAND
01727 701303



COBLEY FARM VIEW, ALVECHURCH, BIRMINGHAM
LAND FOR SALE ON COBLEY HILL IN ALVECHURCH, BIRMINGHAM, B48 7DB

LAND FOR SALE WITH ROAD FRONTAGE IN AN EXTREMELY DESIRABLE LOCATION

This is a wonderful opportunity for you to own a well-proportioned block of pasture land within the highly sought-after and affluent village of Alvechurch, near Birmingham.

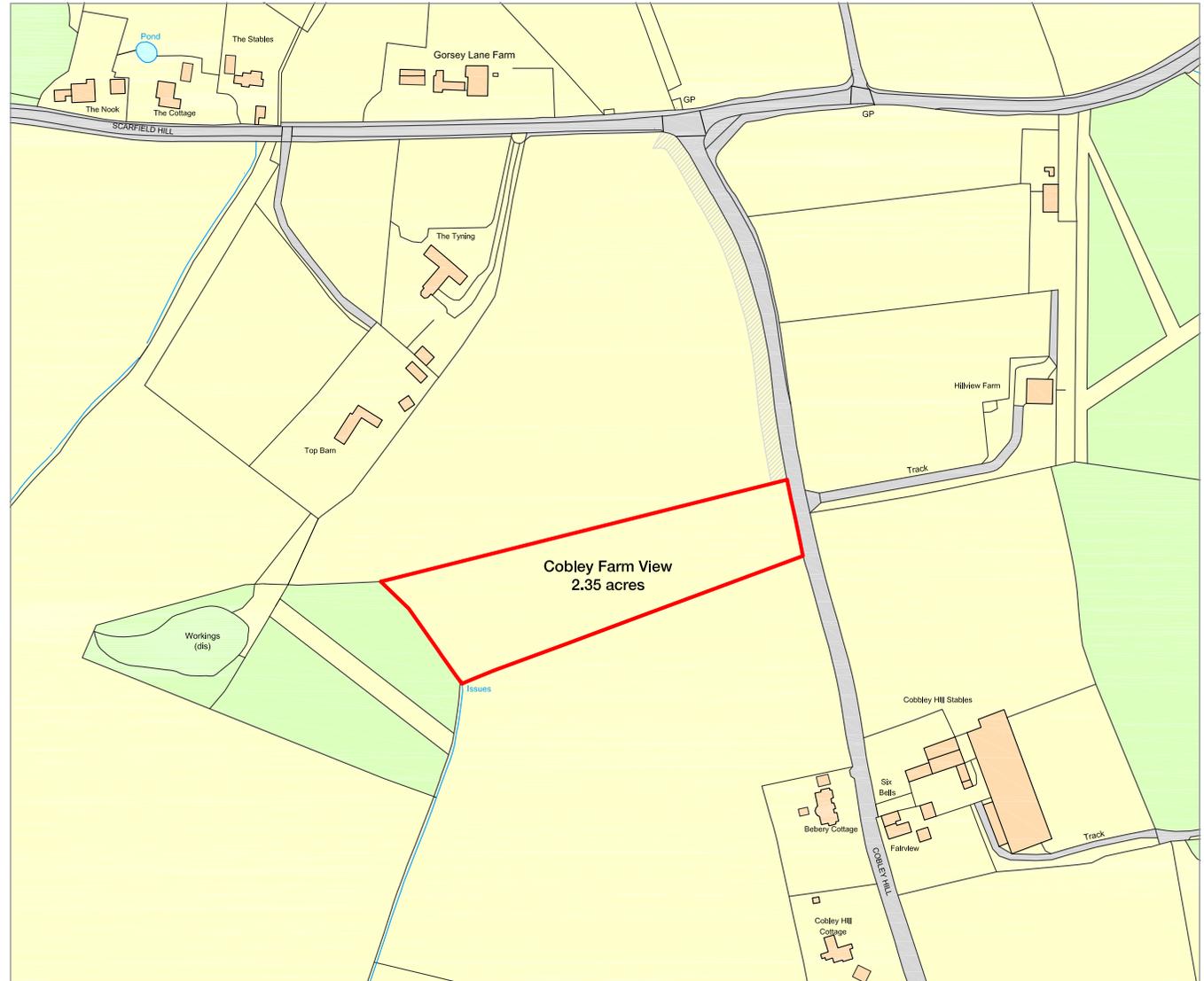
Measuring 2.35 acres, the land pleasantly slopes in a gentle east-to-west direction. It benefits from road frontage and is naturally enclosed to three sides by mature hedgerow and woodland, providing both shade and character to the site.

The land is well-suitable for a variety of recreational and amenity uses, subject to any necessary consents. To the south, you can see the conversion of several agricultural buildings at Cobley Hill Farm.

Superbly located, the land lies just to the east of the extremely desirable village of Alvechurch and its vibrant high street, which offers an excellent range of independent shops, cafés and everyday amenities.

The area is extremely well-connected, with convenient access to the M42 & M5, as well as local train stations providing quick access to Birmingham.

It is no wonder then that property prices here are some of the highest in the county, creating a demand for new housing within the Green Belt.



Size	Guide Price
2.35 acres	£70,000



LOCATION

- ◆ On the western edge of the highly sought-after and picturesque village of Alvechurch
- ◆ 1.0 miles to Barnt Green
- ◆ 3.1 miles to Bromsgrove
- ◆ 3.3 miles to Redditch
- ◆ 3.4 miles to Longbridge
- ◆ 9.8 miles to Birmingham

The land lies in an enviable position on the western edge of the highly sought-after and picturesque village of Alvechurch, near Birmingham.

Alvechurch is widely regarded as one of the region's most desirable locations and it's not hard to see why!

The village prides itself on its strong community spirit, and boasts a vibrant high street with an extensive range of shops, local amenities, cafés, pubs and restaurants.

Just to the north lies the celebrity village of Barnt Green, a favourite among the rich and famous.

TRANSPORT LINKS

- ◆ 0.8 miles to Alvechurch Train Station *
- ◆ 1.1 miles to Barnt Green Train Station **
- ◆ 1.8 miles to the A441
- ◆ 1.9 miles to the M42 (J2)
- ◆ 3.7 miles to the M5 (J4a)

If you prefer the city life, the vibrant city of Birmingham and all it has to offer is less than 10 miles from the land.

The area's exceptional reputation is further enhanced by its excellent transport links. The A441, M42 and M5 motorways are all easily accessible, providing quick access to Birmingham, its International Airport and the future HS2 line.

* Journey Times: 5 mins to Redditch

** Journey Times: 20 mins to University Birmingham; 28 mins to Birmingham New Street

Rail links are equally as impressive with both Alvechurch and Barnt Green train stations offering regular services to Birmingham in under half an hour.



The land is naturally enclosed to 3 sides with mature trees providing shelter and character.

RECREATION

Alvechurch enjoys a semi-rural setting within beautiful open countryside. It is an ideal location for those wishing to pursue outdoor leisure pursuits and scenic walks including those at the nearby Lickey Hills Country Park, which boasts stunning views.

The Worcester & Birmingham Canal lies close at hand and is easily accessible from Alvechurch Marina, which is just a 15 minute walk from the land. The Marina is a popular and vibrant boating hub for both the canal enthusiast and the day tripper, offering boat hire for to enjoy a leisurely cruise.

To the west of the land is Blackwell Golf Course, a welcoming club that is regarded as one of the region's finest.

LAND VALUES

Average land prices within the region are **22% higher** than the national average.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that **over the past five years, land values have risen by 26%** outperforming the residential property market.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

LOCAL DEVELOPMENT

There are a number of parcels of land within the local area that have been granted permission for agricultural buildings.

Furthermore, several sites have been granted planning permission to convert these agricultural buildings into dwellings.

Most notable of these is a range of agricultural buildings at Cobley Hill Farm, which have been granted planning permission to demolish and convert into 9 new homes (Planning Ref. [24/00301/FUL](#)). This site is just to the south of the land for sale on the same side of Cobley Hill road and within the Green Belt.

These new homes are much needed within the area after the “Bromsgrove District Local Plan: Draft Development Strategy”, published in June 2025, suggests that Alvechurch should contribute towards 500 new homes over two sites.

400 of these new homes are allocated on a site just 0.8 miles from the land for sale on Station Road. However, Alvechurch Parish Council has responded saying that this number is excessive and that the site should only accommodate a maximum of 200 dwellings, thus leaving a potential shortfall of some 200 new homes.

LOCAL AUTHORITY

Bromsgrove District Council
www.bromsgrove.gov.uk



View from the land for sale of the development at Cobley Hill Farm.

PROPERTY PRICES

The land is situated within an affluent area. Property prices in Alvechurch are **77% above** the county average and 34% above the national average (*Source: Zoopla*). These premium prices reflect the desirability of the area as a place to live and own property – including land.

NO OVERAGE

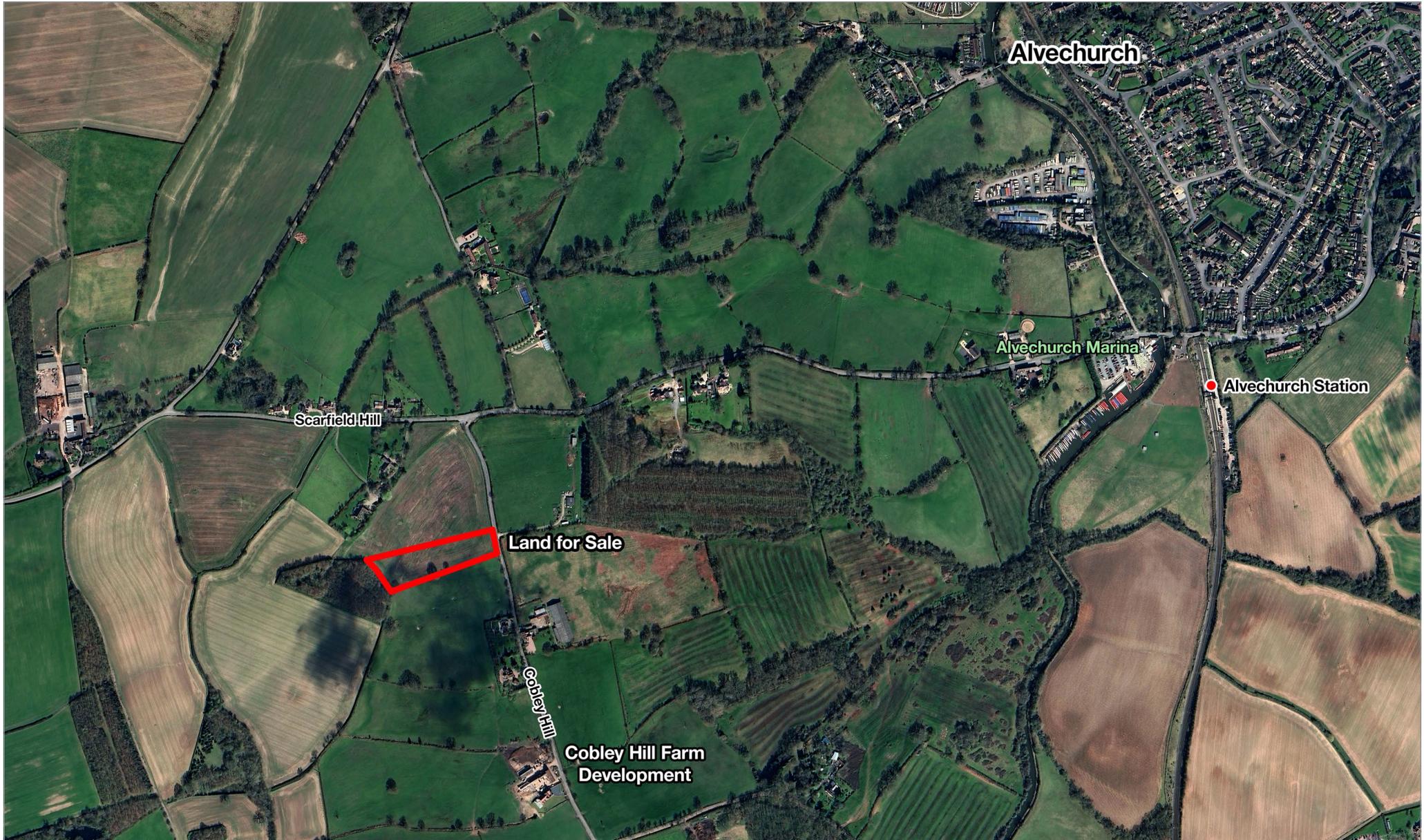
There is **no overage or clawback** on this land – rare in today’s land market.

LAND DESIGNATION

As with all of Alvechurch, the land is situated within the West Midlands Green Belt. Any development or change of use would be subject to the appropriate permission.

PLANNING HISTORY

There are no current or past planning applications on the land.





ACCESS

The land benefits from 38m of road frontage onto Cobley Hill. Full vehicular right of way is provided to the land via a gated entrance to the north, on the corner of Scarfield Hill & Cobley Hill. Please call 01727 701303 if you require any further information.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The location of the entrance on Cobley Hill can be found here – [///submit.verbs.proof](#)

The north-east corner of the land can be found here – [///influencing.skills.asking](#)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.