



STRATEGIC LAND *for* SALE

WILDEN MARSH, KIDDERMINSTER,
WORCESTERSHIRE

RAPLEYS

BERRYS

KEY *information*



TOTAL AREA

83.27 acres

(33.7 hectares) of
versatile land.

ENVIRONMENTAL VALUE

50.16 acres

(20.3 hectares)
designated as SSSI.

DIVERSE POTENTIAL

Ideal for agriculture,
conservation, BNG,
environmental investment
& alternative development
uses such as residential,
industrial or open storage.

STRATEGIC OPPORTUNITY

Demand for land with
ecological, development
potential and sustainability
credentials continues
to grow.

ESTABLISHED INFRASTRUCTURE

Existing access, water
supply, stock corridors,
and corral facilities
already in place.



DESCRIPTION

Extending to approximately 83.27 acres (33.7 hectares), the property comprises two distinct elements: around 50.16 acres (20.3 hectares) of Site of Special Scientific Interest SSSI-designated land, together with a further 33.11 acres (13.4 hectares) of additional land offering greater flexibility of use.

The holding includes a mix of grassland and wet scrub woodland, interspersed with corridors for livestock movement and supported by existing infrastructure such as water supplies, troughs, field gates, and corral areas.

The land within the SSSI has been subject to ecological management, including woodland clearance and scrub reduction, in order to maintain and enhance biodiversity while ensuring practical use for grazing and conservation management.

SERVICES

It is our understanding that the site has access to mains services.



RIGHTS OF WAY, EASEMENTS AND COVENANTS

The site is sold subject to any existing rights of way, wayleaves, public rights of way, easements and covenants, and all outgoings whether mentioned in these particulars or not. The site also contains drainage pipes and pylons, some of which are above ground in certain areas, and these may be subject to rights of access and maintenance by the relevant statutory undertakers or service providers.

LOCATION

The Land at Wilden Marsh is located on the outskirts of Kidderminster in Worcestershire, with convenient access to the main road and motorway network. Junctions onto the M5 north and south are within 14 miles, Birmingham airport is within an hour's drive and Kidderminster's mainline and Severn Valley steam railway station is just 1.5 miles from the site.

Kidderminster provides a wide range of shops services amenities and employment opportunities, as well as new and established residential developments. The towns of Stourport-on-Severn and Bewdley provide further smaller provisions nearby to the south and west.

“Its setting within an area of recognised ecological importance adds further appeal to the land’s long-term environmental and strategic potential.”



Industrial and residential development surrounds the site on three sides with Wilden Nature Reserve and additional SSSI designated land to the south. The River Stour runs through the site and the Staffordshire and Worcestershire Canal sits along the western boundary.

Its setting within an area of recognised ecological importance adds further appeal to the land’s long-term environmental and strategic potential.



PLANNING & DEVELOPMENT

Part of the site is designated as a Site of Special Scientific Interest (SSSI), reflecting its recognised ecological value. This designation carries statutory responsibilities but also makes the land particularly attractive to those seeking to align with environmental and biodiversity goals.

Historically, the land formed part of a wider industrial landscape, with areas used as settling ponds associated with local manufacturing processes. Following the termination of these operations, the associated infrastructure has been largely removed, and the site has been maintained on a regular basis.

The site may be suitable for a variety of alternative uses such as residential, light industrial and open storage, subject to the necessary planning consents, and interested parties are encouraged to make their own enquiries with the relevant authorities.

The sale of the land will be subject to an uplift clause. If the land is developed or its use changes in the future, including for Biodiversity Net Gain (BNG), 25% of any uplift in value will be payable for a period of 25 years. This clause will not apply to uses linked to environmental management, agriculture, or forestry, where the land continues to be used for its existing purposes rather than creating development value. Purchasers should factor this provision into their due diligence.



POTENTIAL USES

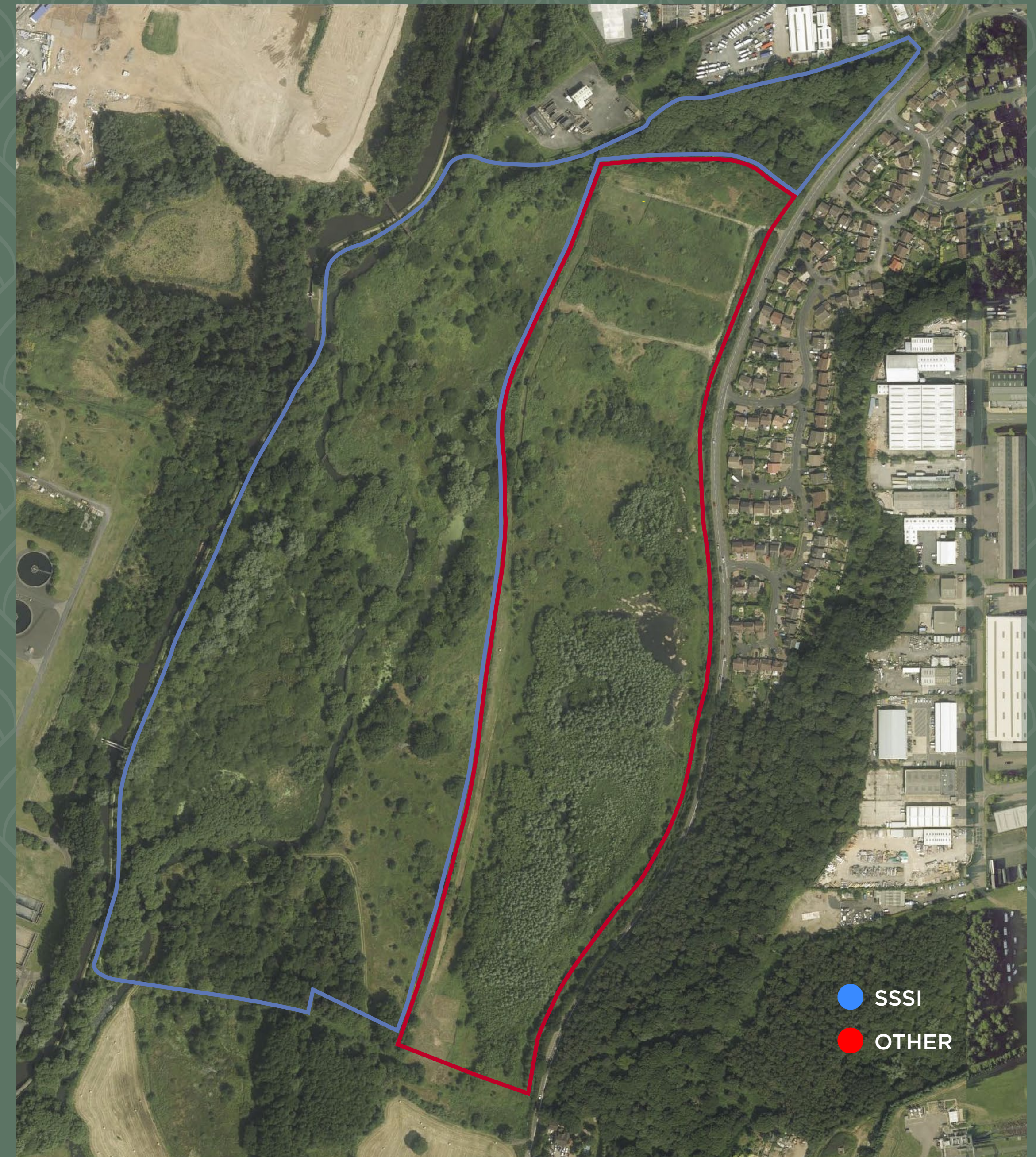


The Land at Wilden Marsh offers a diverse range of exciting opportunities. For those with farming, forestry, or horticultural interests, the land is ideally situated for grazing, additional tree planting, or potential diversification projects.

From a conservation and biodiversity perspective, this site represents a unique chance to deliver meaningful environmental outcomes. With its SSSI designation and rich ecological features, the property is exceptionally well-suited for Biodiversity Net Gain schemes, rewilding initiatives, or partnerships with conservation organisations.



- Beyond its environmental value, the land also presents broader development and investment potential. Subject to the necessary consents, there may be opportunities for residential, industrial, or open storage uses, offering flexibility for a range of future needs.
- For investors and landowners with a longer-term vision, the property provides strategic potential from carbon sequestration and environmental offsetting to securing land with strong ecological credentials. This creates a rare opportunity to generate value while meeting sustainability and growth objectives alike.



● SSSI
● OTHER

FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE



VIEWINGS

- Viewings are strictly by appointment.
- Schedules of viewing dates are available from the joint selling agents.



TENURE

- The site is currently occupied under a Farm Business Tenancy granted to the Worcestershire Wildlife Trust, it is subject to termination with 12 months written notice to quit, in accordance with the Agricultural Tenancies Act 1995.
- There is also a management agreement in place, which may be terminated by the service of not less than 6 months' written notice. The site is offered for sale either subject to the continuation of these agreements or, if preferred, with vacant possession following service of the requisite notices.

BIDS & SUBMISSION

- Offers are invited on an unconditional basis with no deferred payment.
- A 10% deposit will be required upon exchange of contracts.

All submissions should include the following information:

- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.

IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence.

For a Company, any person owning more than 25% must provide the same.



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