

FOR SALE

Freehold Development Opportunity

SMALLWOOD HOUSE, CHURCH GREEN WEST, REDDITCH,
WORCESTERSHIRE, B97 4DJ



PROPERTY HIGHLIGHTS

- Circa 0.4 hectare (0.98 acre) development opportunity, featuring the locally listed Smallwood House, dating back to 1895. The site benefits from land to the rear of Smallwood House that would be suitable for redevelopment.
- Until March 2025, the Smallwood House building has been used for NHS services as an outpatient clinic.
- The Site is accessed directly off Church Green West, but also benefits from two access points off Church Road.

For more information,
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Description

The site extends circa 0.4 hectare (0.98 acre) of land in the heart of Redditch town centre.

Part of the site currently features the locally listed Smallwood House, which has until recently been used as a day hospital / outpatient clinic by the NHS. The 2-storey building dates back to 1895 and is built of brick and stone construction.

To the rear of the building, the site benefits from approx. 0.42 acres of land, previously used as carparking.

The site benefits from a direct frontage onto Church Green West, but also has two additional access points off Church Road.

Location

The site is located at the northern end of Redditch town centre and just 0.3 miles from Redditch train station. The site benefits from a frontage onto Church Green West and is easily accessible via the B4160.

Planning

Planning Authority: Redditch Borough Council

The site does not benefit from any allocations within the Local Plan.

Redditch Borough Council commissioned the 'Redditch Town Centre Development Sites Study' in 2019, which identified the Smallwood House site as a suitable redevelopment opportunity for the town centre, with a preference for residential development.

The site is located within the Church Green Conservation area.

The site features the Locally Listed Smallwood House building.

Prospective purchasers should make their own enquiries with the Local Planning Authority.

Title Information

The site is being offered for sale on a freehold basis.

The site is held under title number HW135680 and is currently held by Worcestershire Health and Care National Health Service Trust.

The site will be sold with full vacant possession.

Method of Sale

Offers are invited for the freehold sale of the site, with a preference for unconditional offers.

Offers must be submitted in email format to:
Victoria.smith@cushwake.com

Offers are to be received no later than 12 noon on Friday 25th July 2025.

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Reception area within
Smallwood House



Former clinic area within
Smallwood House



External Façade of Smallwood
House



Land to the rear of Smallwood House, formerly used
as car parking



Rear Façade and further development land, currently
used as car parking

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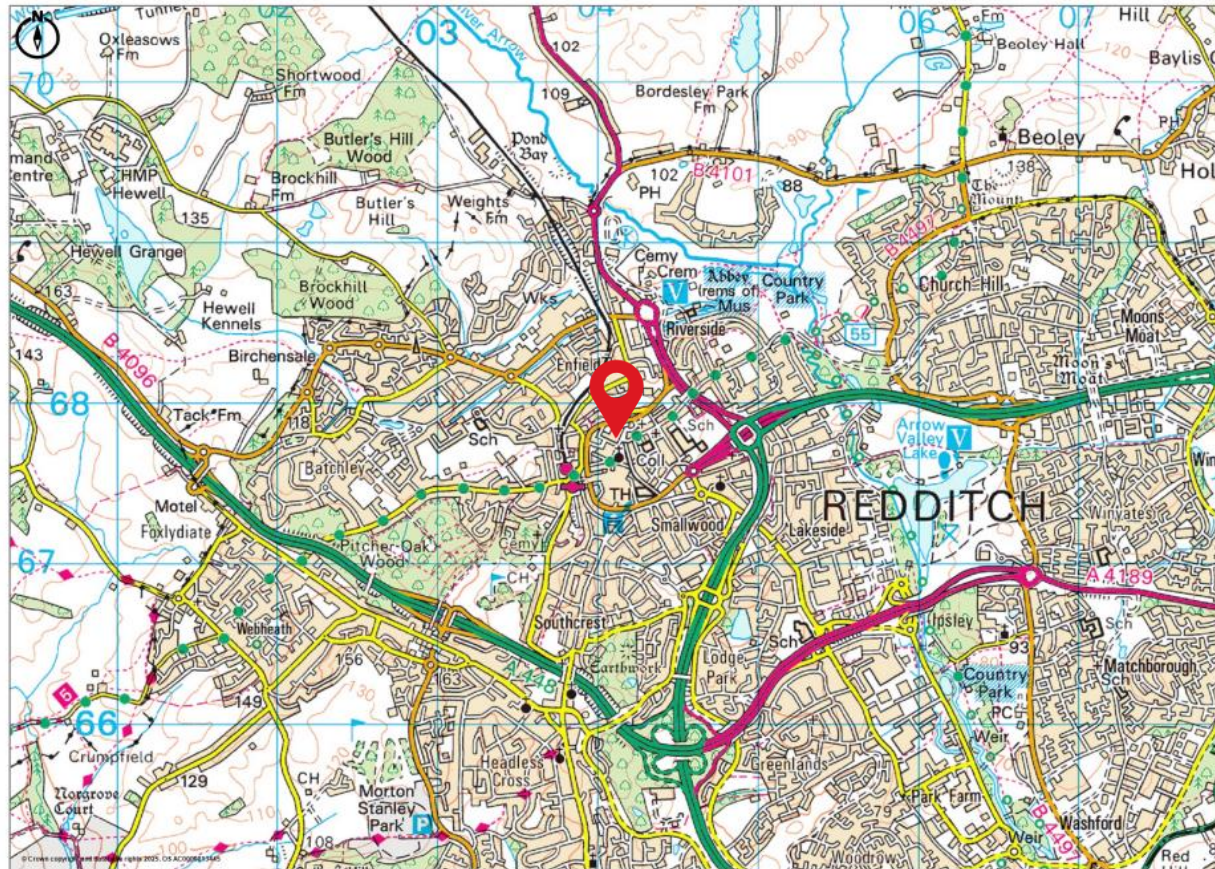
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LANDMARK INFORMATION

Plotted Scale - 1:40000. Paper Size - A4

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Prepared January 2025

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