

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,
please contact:

Victoria Smith MRICS

M: +44 (0) 7887 880 476

T: +44 (0)121 710 5719

E: victoria.smith@cushwake.com

No.1 Colmore Square

Birmingham

B4 6AJ

T: +44 (0)121 697 7333

www.cushmanwakefield.com

FOR SALE

Freehold Development Opportunity

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

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.

FOR SALE

Freehold Development Opportunity

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



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

FOR SALE

Freehold Development Opportunity

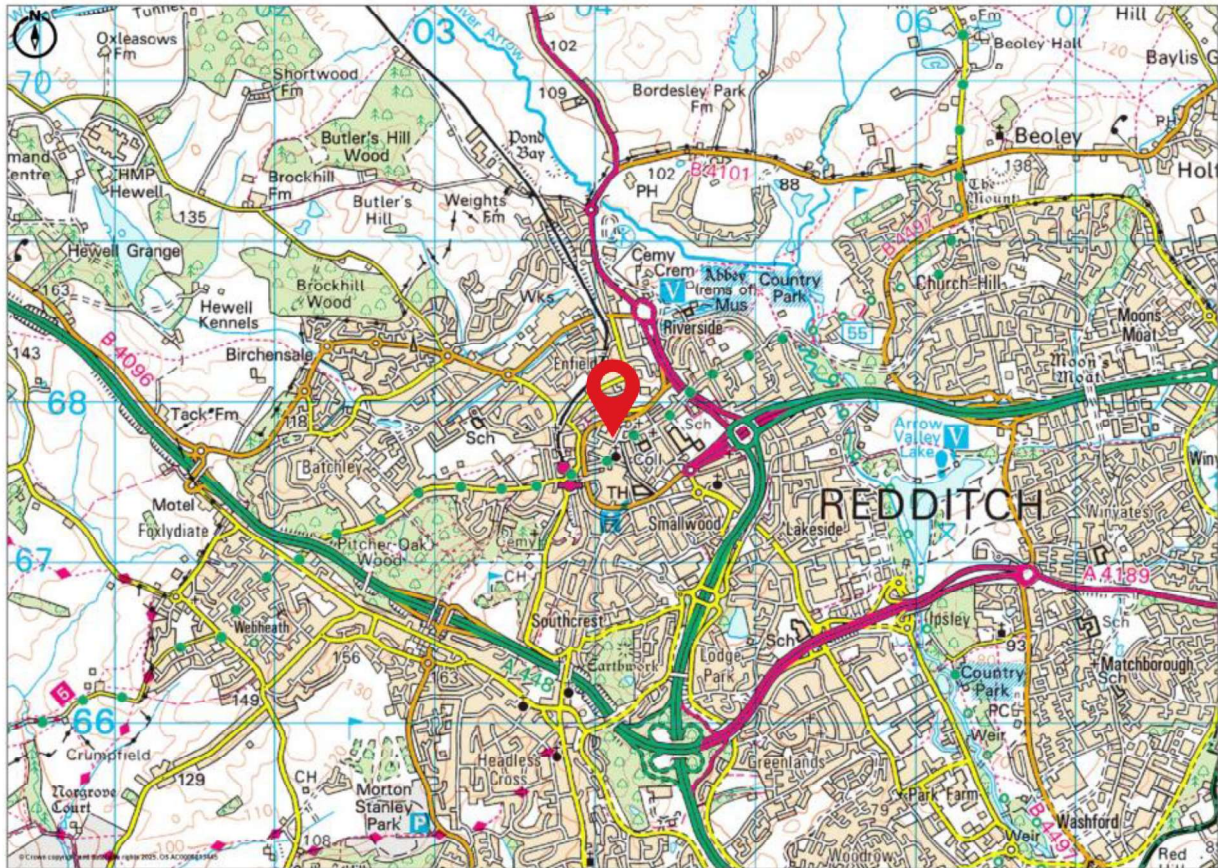
SMALLWOOD HOUSE, CHURCH GREEN WEST, REDDITCH,
WORCESTERSHIRE, B97 4DJ



FOR SALE

Freehold Development Opportunity

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



Promap © Crown Copyright and database rights 2025. OS AC0000813445
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

Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.
2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order.
3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.
4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property.
6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

This publication has been produced by Cushman & Wakefield (C&W) for use by those with an interest in commercial property solely for information purposes and should not be relied upon as a basis for entering into transactions without seeking specific, professional advice. It is not intended to be a complete description of the markets or developments to which it refers. This publication uses information obtained from public sources which C&W believes to be reliable. C&W has not, however, verified such and no warranty, representation, express or implied, is made as to the accuracy or completeness of any information contained in this publication. C&W accepts no duty nor any liability to any reader of this publication or any third party arising as a result of reliance upon it. All expressions are subject to change. This publication or any information contained within it may not be reproduced in any form, in whole or in part, without the express prior written consent of C&W.
Copyright © Cushman & Wakefield 2024.