



£250,000 Offers Over
Churchfields, Bromsgrove B61 8DX

GUEST
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Prime redevelopment opportunity

Existing bungalow in derelict condition, suitable for demolition
Generous plot size with scope for future development (STPP)
Potential for one replacement dwelling or possible two-unit scheme
Ideal for builders, developers and investors
Established residential location with future resale and rental appeal

A rare opportunity for builders, developers and investors to acquire a substantial residential plot with significant redevelopment potential. The existing bungalow is in extremely poor structural condition and is considered suitable for demolition, presenting a blank canvas for a new residential scheme. Subject to the necessary planning consents, the generous plot size may offer scope for the construction of a replacement dwelling or the potential for two new homes, making this an exciting prospect for those seeking a development project.

The property occupies a sizeable plot in an established residential setting and is being offered strictly for its land value and development potential. The existing bungalow has suffered extensive water infiltration following roof failure and is now in a severely deteriorated condition. Internally, there is widespread damp and mould, with collapsed ceilings, saturated flooring and significant structural degradation throughout. The property is not habitable and is considered unsuitable for renovation.

As such, the site presents a clear opportunity for demolition and redevelopment, allowing an incoming purchaser to start afresh with a new build project. Subject to the relevant planning permissions, the plot may lend itself to the construction of a replacement dwelling or potentially two new homes, depending on design and local planning policy.

For developers seeking a project with genuine scope, this site offers the chance to create a high-quality residential scheme in a location where finished homes would be well placed for future market demand.



Floorplan

Ground Floor

Approx. 115.9 sq. metres (1247.4 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)

The overall area includes the garage. Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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