

FOR SALE **Development Opportunity**

The Former Youth Centre, High Street, Studley, Warwickshire, B80 7HJ



- Former youth centre & games area
- Village centre location
- Suitable for development within Draft Local Plan

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Location

The Property is to the south of the High Street in the centre of Studley. The general location comprises several public uses including car parking, Studley Village Hall & Community Library, the recreation ground, Studley Infant School, a Scout headquarters and the Pool Medical Centre all of which are within a 300m radius. The Property, whilst not directly visible from the High Street, is close to the road and situated behind Millennium House (the former library) and a bakery, both of which front the High Street.

Studley is one of the largest villages in Warwickshire, located 18 miles south of Birmingham centre. It is two miles to the south-east of Redditch centre and three miles to the north of Alcester. The village is mostly contained within a triangle formed by the A435 Alcester Road to the east, the A448 Bromsgrove Road to the south-west and the B4092 Station Road to the north.

Description

The Property comprises a single storey, purpose built, former youth centre dating from the mid 1960's together with a hard-surfaced forecourt providing car parking for 10 vehicles. A fenced multi-use games area lies to the northeast of the Property.

Internally the building is finished to a basic specification commensurate with its previous use as a youth centre and current vacancy.

Accommodation

The centre consists of the main hall under a sloping pitch metal trussed roof; plus an abutting single storey with a flat roof used previously as a kitchen, dining area, offices, and various open rooms 'wrapping' around the main hall to its north, east and west elevations. The primary access to the Property is via a roller shuttered door to the west of the Property.

The Property extends to approximately 0.4 acres, with the building measuring approximately 3,957 sq ft (Gross Internal Area). A room-by-room accommodation schedule can be found in the data room. Floor areas are approximate only and interested parties should make their own enquiries.

Access

Access to the Property is via a short road shared with the village hall, recreation ground and Millennium House off the High Street. The Property to be sold extends over a portion of this road, with its maintenance liability to be transferred to a purchaser upon any sale. The Vendor will retain a right of access over the road. Please see data room for annotated access plan.

Planning

The Property lies within the planning jurisdiction of Stratford-on-Avon District Council and falls within the Built-Up Area Boundary and is shown in the Local Plan as Local Community Uses (F2).

As part of the local plan Revised Preferred Options Consultation published in June 2022, the majority of the subject title and the adjacent properties to the north and south have been identified as a Specific Site Proposal (labelled as STUD 1) considered suitable for development.

The Site Allocations Plan (SAP) is currently in draft following the revised proposed options consultation in June/July 2022. The South Warwickshire Local Plan (SWLP) is currently going through public consultation and is set to cover both the Specific Site Proposal above and the Site Allocations Plan. It is due to undergo Regulation 19 Publication Consultation in mid-2026, with proposed adoption in 2028.

Energy performance certificate

EPC rating D, valid until 9 February 2036.

VAT

We understand that the Property is not elected to tax, however this should be confirmed by your solicitors.

Tenure and Terms

Freehold with vacant possession. Offers invited using the standard bid proforma which is available from julie.mills@brutonknowles.co.uk. Interested parties are invited to submit offers on an unconditional (preferred) or conditional subject to planning basis. The Vendor reserves the right to not accept any offer and proceed to 'best and final offers'.

Guide Price/Offer Deadline

Offers Invited. We request that offers are provided no later than **5pm on Friday 15th May 2026**.

Viewings

Viewings are strictly by appointment only via Bruton Knowles.

Overage and Uplift

The landowner will require the retention of an uplift of 70% of any increase in price where the property is sold undeveloped or unaltered within 36 months from the date of completion.

The bid proforma invites offers for a percentage overage where a change of use for anything other than existing use results in an enhanced value net of planning costs.

Additional Information/Data Room

A data room has been prepared to accompany these marketing particulars, providing further information on the Property. For access please email julie.mills@brutonknowles.co.uk.

SUBJECT TO CONTRACT – MARCH 2026

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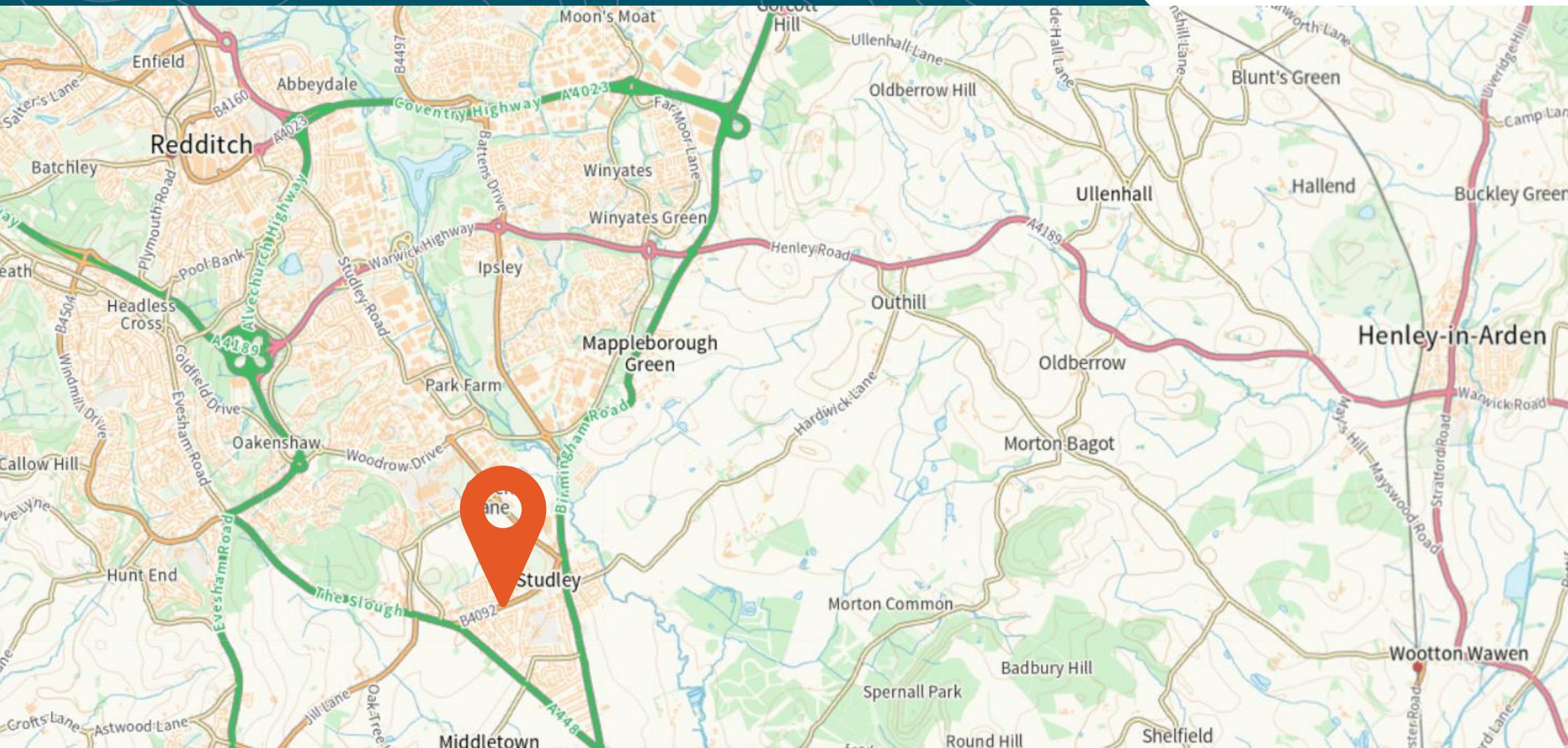
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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