



**Crumps Brook, Kidderminster, DY14 0EP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale by Public Auction with our partner agents Nock Deighton - Set within approximately 1.77 acres, the property occupies an appealing rural position with a generous plot offering a blend of open grounds and natural surroundings. The setting provides a sense of privacy and space, whilst remaining accessible to nearby villages and amenities.

The existing dwelling comprises a modest single-storey property offering simple accommodation, including a living room, kitchen, bedroom and bathroom. In addition, there is a cedar wood chalet, an open wood store, and an outbuilding positioned to the rear of the chalet, providing useful storage and flexibility.

Whilst the current accommodation is functional, the true appeal of the property lies in the opportunity it presents. Full planning permission has been granted for the redevelopment and significant extension of the existing dwelling, creating a substantial and well-designed family home.

The approved scheme introduces a thoughtfully arranged layout extending to include multiple reception rooms, a spacious open-plan living area, and four bedrooms, two with en-suite facilities. The design has been carefully considered to combine traditional architectural styling with modern living requirements, resulting in a property well suited to contemporary family life.

The plot itself is a key feature, extending to approximately 1.77 acres, and offers excellent potential for landscaping, gardens, and further enhancement, subject to the necessary consents. This is a rare opportunity to acquire a property with both immediate use and significant future potential in an attractive rural location.

Planning permission (Ref: SS/1/01/11929/F)

Auction Details:

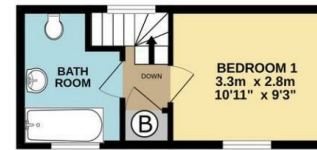
Nock Deighton Land and Property Auction  
Wednesday 24th June 2026, 1.00pm  
Live Stream Auction - remote bidding available by either telephone, online or by proxy.





# Key Features

- Detached rural cottage
- Peaceful countryside location
- Excellent scope for modernisation
- Extensive attached outbuildings and stores
- Generous plot in large un-landscaped garden and pool
- Far-reaching countryside views
- Ample parking and private access via track



1ST FLOOR  
18.2 sq.m. (196 sq.ft.) approx.

TOTAL FLOOR AREA : 112.2 sq.m. (1208 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Auction Guide**  
**£230,000**

EPC Rating - F

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Shropshire

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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