



73, Dark Lane, Romsley, Halesowen, B62 0PJ

Offers in the region of £300,000

- TWO BEDROOM DETACHED BUNGALOW WITH GARAGE
- PLANNING PERMISSION FOR DEMOLITION AND NEW TWO-STOREY DWELLING
 - EXCITING DEVELOPMENT OPPORTUNITY
- DETAILS AVAILABLE ON BROMSGROVE PLANNING PORTAL (Ref: 25/00637/FUL)
 - NO UPWARD CHAIN

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Situated in a sought after location is this Two-Bedroom Detached Bungalow with Approved Planning Permission for Demolition and New Two-Storey Dwelling (Ref: 25/00637/FUL)

Accommodation comprising lounge, two bedrooms, kitchen, rear lean-to, shower room, large rear garden, garage. Gas boiler serving radiators, double glazing to windows as detailed.

LOUNGE (FRONT): 3.49m x 3.51m

Panel radiator, double glazed bow window to front, double glazed window to side, gas fire, access to roof space. Doors off.

BEDROOM 1 (FRONT): 3.05m x 2.56m

Double glazed bow window, panel radiator.

BEDROOM 2 (REAR/INNER): 3.09m x 2.88m

Single glazed window, panel radiator.

KITCHEN (REAR): 3.45m x 1.91m

Double glazed window to side, panel radiator, base units with cupboards and drawers, wall mounted store cupboards at high level, single bowl single drainer stainless steel sink, space for cooker, plumbing for washing machine, worktops, tiled splashback. Door opening onto:

LEAN-TO (REAR): 1.92m x 5.34m

Panel radiator, double glazed window, double glazed door onto rear garden. Door opening onto:

SHOWER ROOM (REAR): 2.18m x 1.82m max. (1.66m min.)

Obscure double glazed window, panel radiator, wall mounted gas boiler, w.c. with push button flush, wash hand basin with mixer tap, vanity unit, shower cubicle with electric shower.

REAR GARDEN

The property benefits from a large rear garden with lawn.

GARAGE: (2.43m x 4.13m)

COUNCIL TAX BAND C (Bromsgrove)

TENURE

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

Money Laundering Regulations –

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted. The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to

them.

Useful links for property information:

Find information about a property in England or Wales:
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



BROMSGROVE DISTRICT COUNCIL

Mr Mike McKenna
C/O Mr Andrew Fuszard
Halas PBC
173
Lower High Street
Stourbridge
DY8 1TG

Grant of Planning Permission Subject to Conditions

APPLICATION:	25/00637/FUL
LOCATION:	73 Dark Lane, Romsley, Worcestershire, B62 0PJ
PROPOSAL:	Demolition of existing bungalow and erection of a detached two storey house.
DECISION DATE:	11th September 2025

Bromsgrove District Council as the Local Planning Authority grants planning permission in accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) for the proposal described above. This permission is subject to conditions which must be complied with and are set out below:

Conditions

- 1) The development hereby approved must be begun not later than the expiration of three years with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

- Site location plan, drawing no: 1886-02, rev B, received July 2025
- Proposed elevations and floor plans, drawing no: 1886-02, rev B, received July 2025
- Design and Access Statement, received July 2025.

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance and to safeguard the visual amenities of the area.

- 4) No works in connection with site drainage shall commence until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan. If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development (greenfield) situation up to the 1 in 100 year event plus an allowance for climate change. If a connection to a third party asset or sewer is proposed, then evidence shall be submitted of the in principle approval of the asset owner for this connection. The drainage scheme shall be implemented prior to the first use of the development and thereafter maintained.

Reason: To ensure that the site does not increase local flood risk.

- 5) The development hereby approved shall not be occupied until full details of both hard and soft landscaping works, including clarification of the species and specification of plant stock, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and biodiversity benefits.

- 6) The development hereby approved shall not be occupied until an area has been laid out within the curtilage of the dwelling for the parking of 3 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 7) The development hereby approved shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted Highway Design Guide has been provided in accordance with the details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 8) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

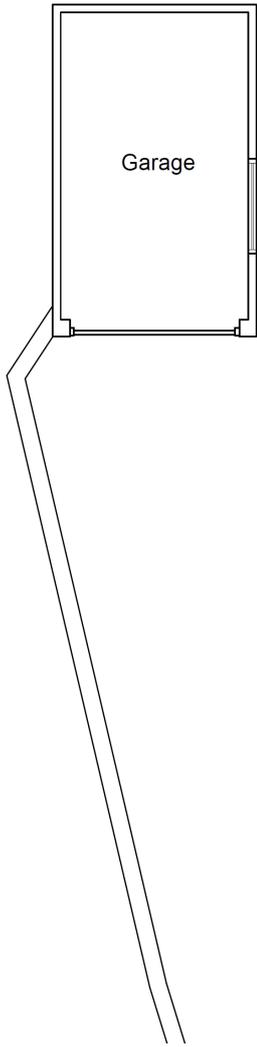
Reason: In the interests of highway safety.



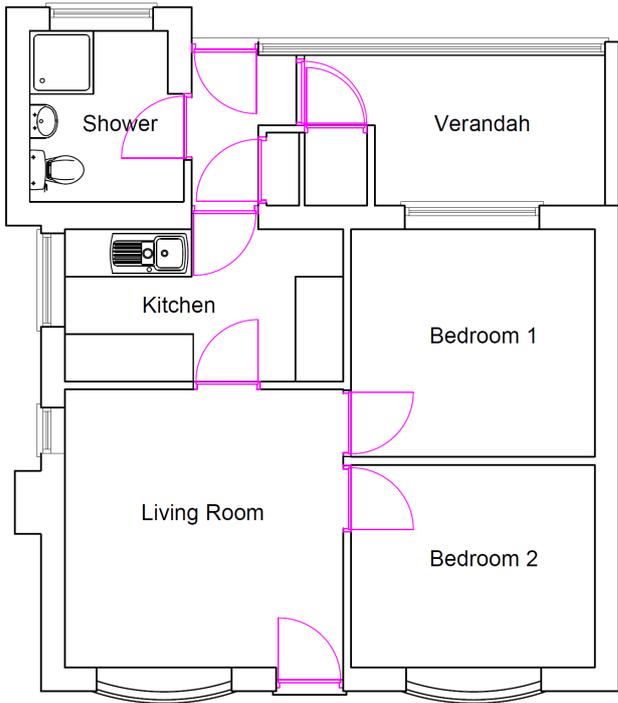
Ruth Bamford



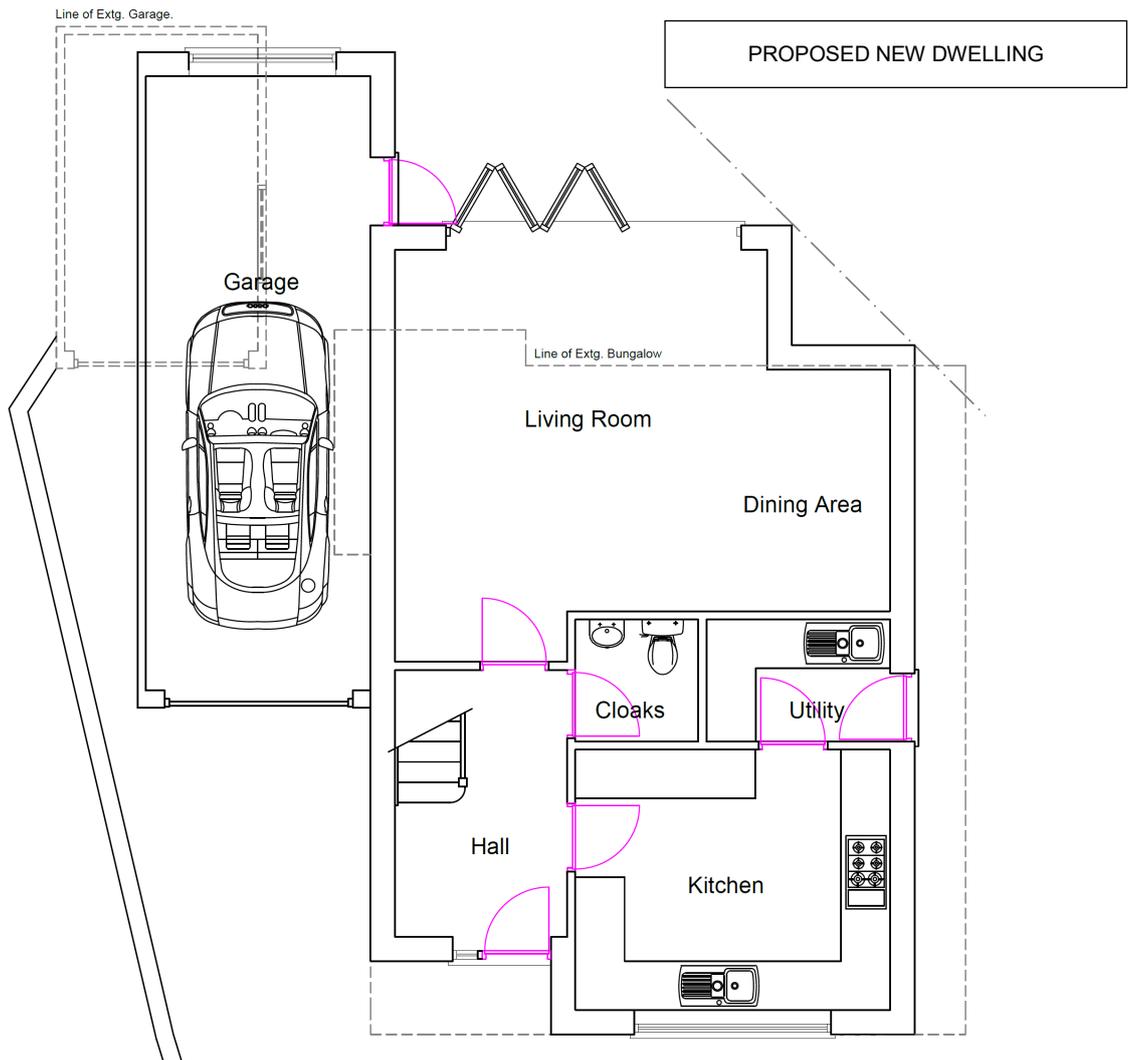
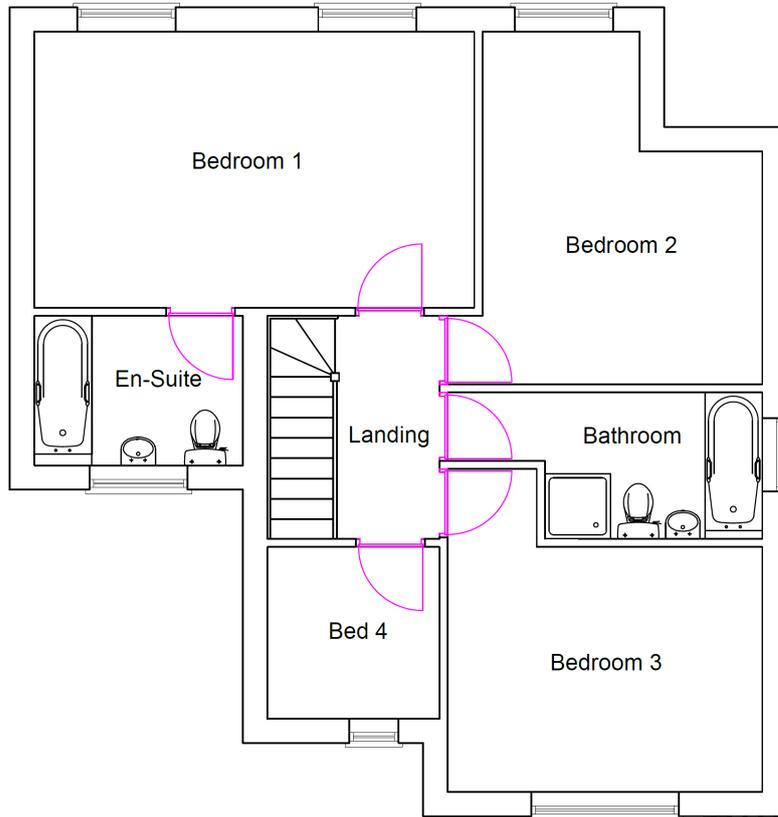
SITE PLAN



EXISTING BUNGALOW



Plans (NOT TO SCALE) shown for information/illustration purposes.
Full Plans are available via the Bromsgrove Planning Portal (Ref: 25/00637/FUL)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

EPC RATING FOR EXISTING BUNGALOW



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- www.scriven.co.uk
- Regulated By RICS