

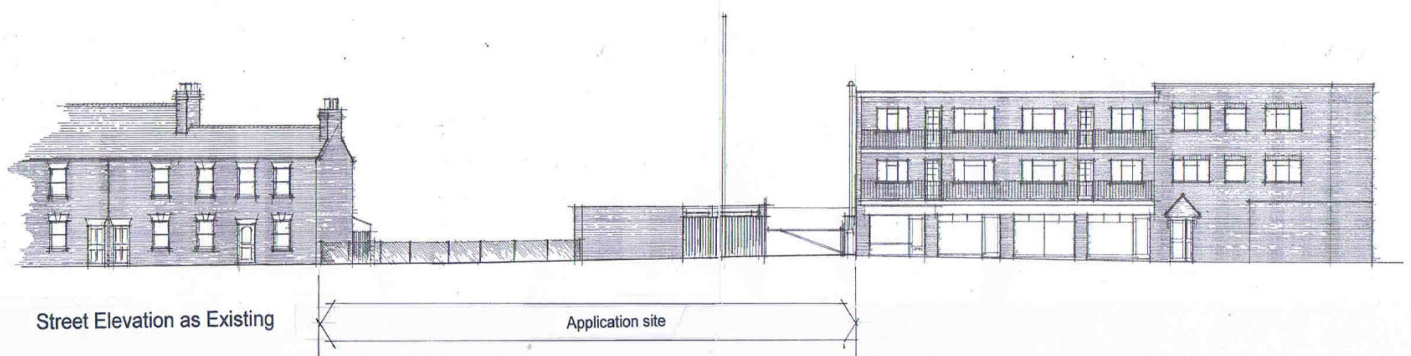
FOR SALE

Halls¹⁸⁴⁵

COMMERCIAL

6 UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY

Bromyard Terrace, St John's, Worcester



- Full Planning Permission for 6 Dwellings
- In the heart of St Johns
- Walking distance from Worcester City Centre
- Range of Local Amenities
- 7 Car Parking Spaces
- Freehold

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Location

The site is located in the St John's area of Worcester, approximately ¾ mile west of the city centre. Worcester is situated approximately 30 miles south-west of Birmingham and 29 miles north of Gloucester. Worcester is conveniently accessed off Junctions 6 & 7 of the M5 motorway and has a direct rail link to London Paddington.

The site is situated off Bromyard Terrace, a cul-de-sac off the A44 Bromyard Road, an arterial route through the centre of Worcester connecting to Oxford to the south-east and Mid Wales to the West.

St Johns is an attractive location for residential development, boasting a range of local facilities and amenities including a Primary School and Language College, Sainsburys supermarket, shops, public houses, churches, Worcester Golf and Country Club along with Worcester University and Worcestershire County Cricket Club which are both nearby.

Description

The development site comprises a garage block to the rear of the Barlow Building and an area of vacant ground. The site extends to approximately 0.11 acres as edged red on the attached plan.

The site forms part of St John's Conservation Area (No. 2, designated 1969).

The site is bordered by the Barlow Building to the south consisting of commercial units on the ground floor and apartments on the upper two storeys. To the north, the site is bordered by Victorian Terraced Housing.

Planning

Full planning permission has been granted for the demolition of the existing garages for the residential development of the site consisting of three 2 bedroom houses and three 2 bedroom duplex apartments.

Permission was granted on 16th March 2015 under application number P14K0516.

Areas of units as follows:

Unit 1 – 2 bed 2 storey duplex = 69.71 sq m / 750 sq ft
Unit 2 – 2 bed 2 storey duplex = 69.71 sq m / 750 sq ft
Unit 3 – 2 bed 2 storey duplex = 71.45 sq m / 769 sq ft
Unit 4 – 2 bed 2 1/2 storey terrace = 86.46 sq m / 931 sq ft
Unit 5 – 2 bed 2 1/2 storey terrace = 78.48 sq m / 845 sq ft
Unit 6 – 2 bed 2 storey end terrace = 64.92 sq m / 699 sq ft

There are no Affordable Housing or Section 106 requirements.

Tenure

The site is offered freehold and will be sold with vacant possession save that the vendor will retain a right of access through to 4 car parking spaces serving the Barlow Building.

Guide Price

Offers are invited for the Freehold interest in the site.

The guide price is £300,000

Services

We understand that mains electricity, gas, water and drainage are all available either adjacent or nearby.

Prospective purchasers are encouraged to make their own enquiries in respect of the availability of all services.

Local Authority

Worcester City Council

The Guildhall
High Street
Worcester
WR1 2EY
Tel: 01905 722233

Email: planning@worcester.gov.uk

Information Pack

An information pack is available on request and comprises:

- Copy of Planning Permission
- Approved Plans and Elevations
- Design & Access Statement
- Topographical Survey
- Archaeological Assessment

Further information may also be downloaded from the Worcester City Council planning website.

Money Laundering

The successful purchaser will be required to submit two forms of identity, in accordance with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT on respect of any transaction.

Viewing

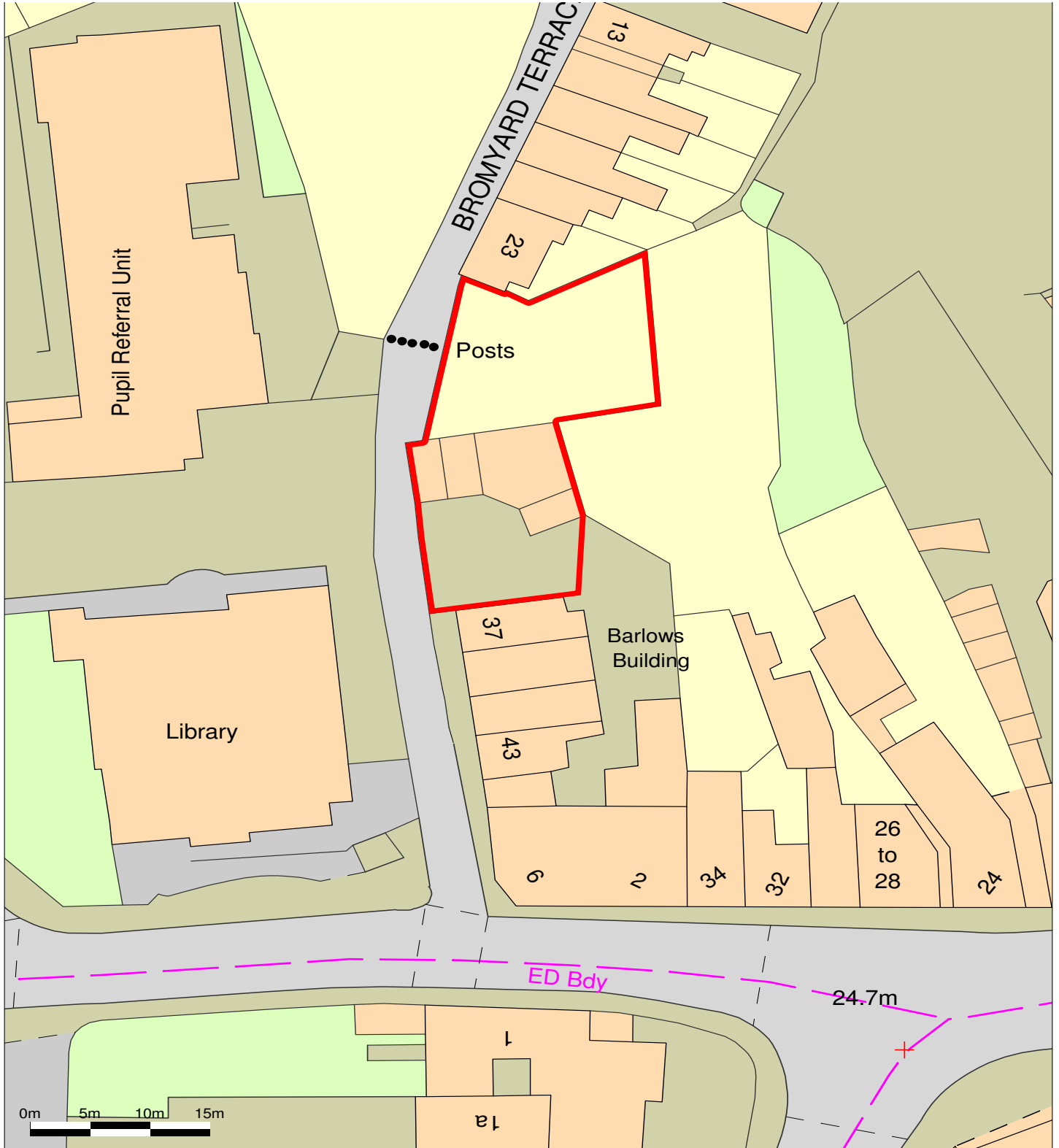
The site can be viewed at any time from Bromyard Terrace.

01905 728 444

Edward Matthews

T: 01905 728 442

E: edward.matthews@hallsworcester.com

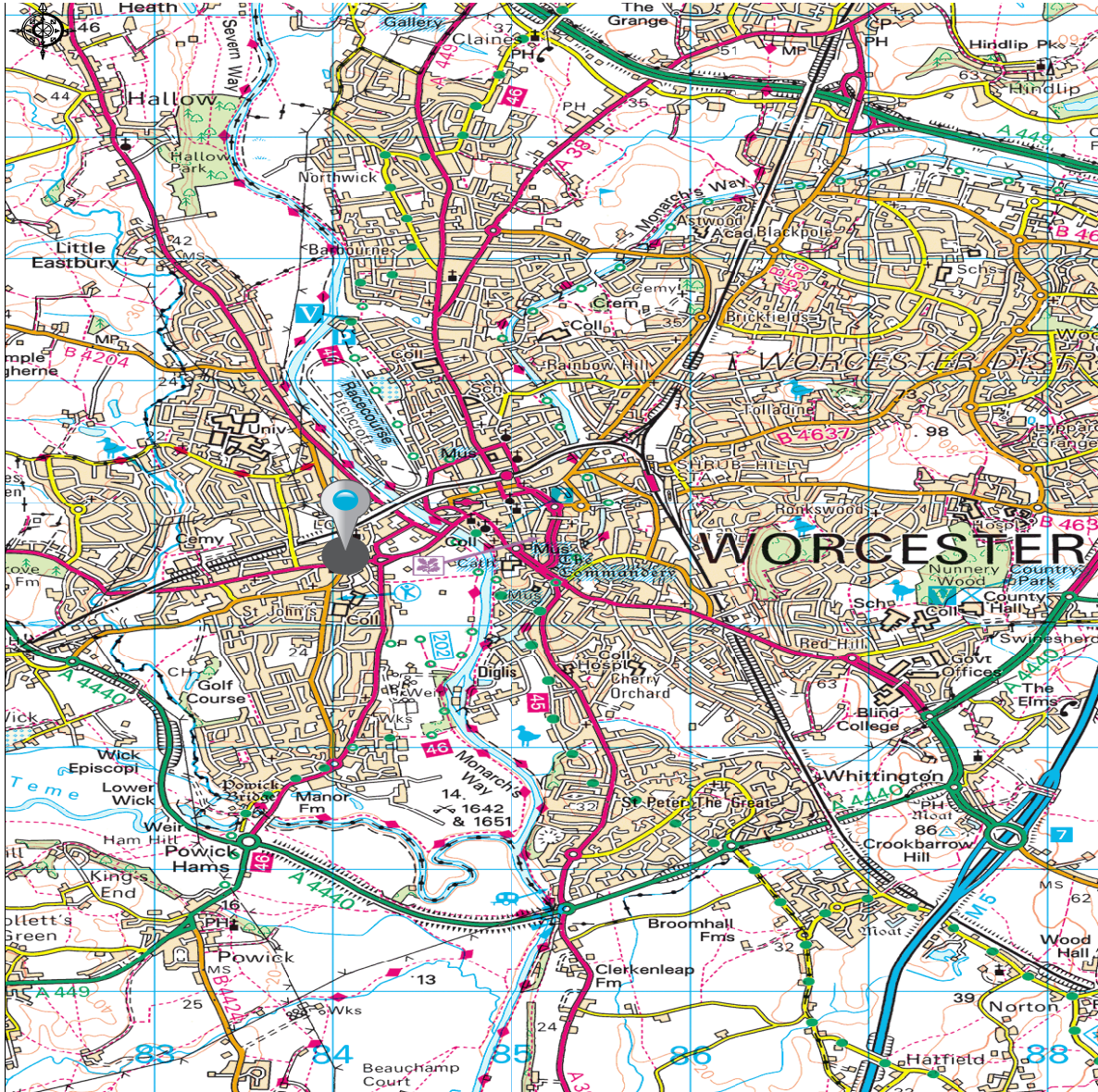


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FOR SALE

6 UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY

Bromyard Terrace, St John's, Worcester



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01905 728 444

E: info@hallscommercial.co.uk

F: 01905 728 467

W: hallscommercial.co.uk

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Worcester / West Midlands / Shrewsbury