

MILL HOUSE

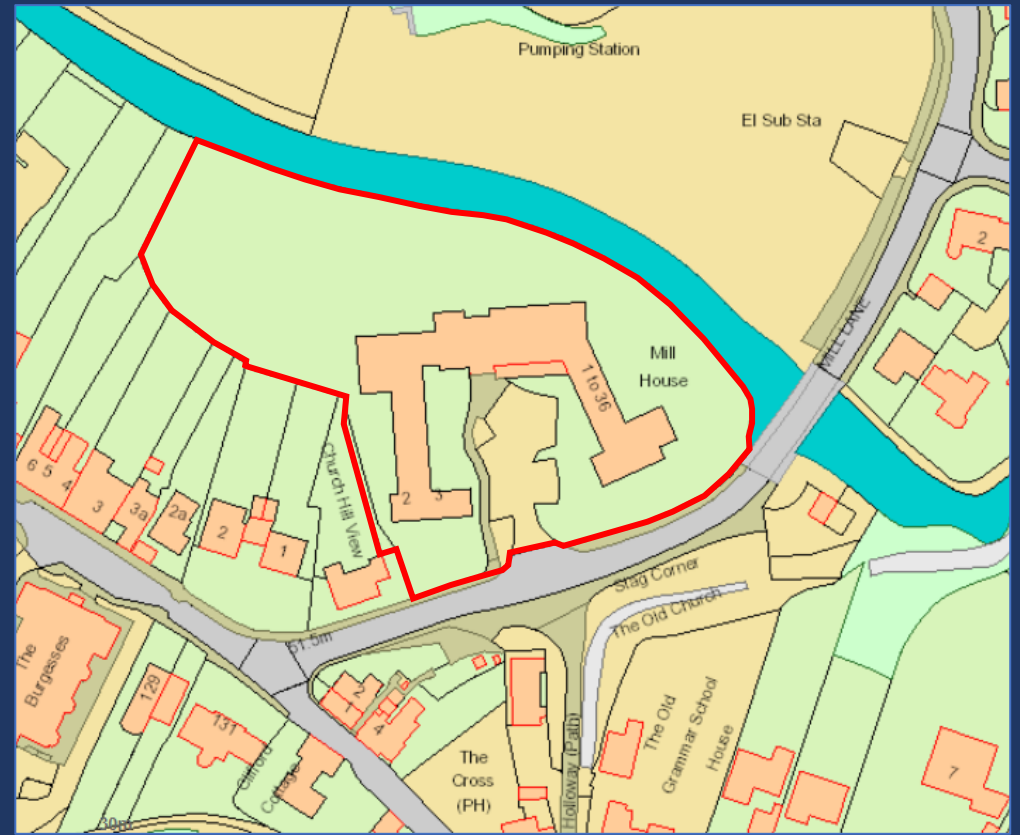
FOR SALE

MILL LANE | KINVER | STAFFORDSHIRE | DY7 6LE



**PURPOSE-BUILT SHELTERED HOUSING / RESIDENTIAL
DEVELOPMENT OPPORTUNITY IN SOUGHT AFTER
LOCATION**

TSR
TOWLER SHAW ROBERTS



For Reference purpose only

Scale: Not to Scale

LOCATION

The property occupies a charming and pleasant location in the centre of Kinver on the banks of the River Stour and canal with Kinver Edge, a local beauty spot nearby.

Kinver is a popular and sought after village in South Staffordshire supporting a large variety of shops and restaurants and also providing easy access to nearby Stourbridge and the Intu Merry Hill Shopping Centre.

The village is located in a pleasant setting situated approximately 1.5 miles west of the main A449 providing convenient access to the main centres of Stourbridge, Dudley and Kidderminster being 5 miles, 10 miles and 6 miles respectively.

DESCRIPTION

Mill House comprises a detached purpose-built sheltered housing development arranged over two floors providing 26 studio apartments and 10 one-bedroom apartments with residents' lounge and kitchen, communal laundry facility and lift access to all floors. The property also includes a 3-bedroom Warden's house located to the front of the site.

The property is set in its own private landscaped gardens and grounds having generous on-site car parking at the front.

The overall site area extends to approximately 1.8 acre (0.72 hectares) or thereabouts. The property offers scope for a wide variety of conversion and development opportunities (subject to planning) to take advantage of its most attractive setting in this highly sought-after village location.

ACCOMMODATION

The property provides a mix of studio and 1-bedroom apartments arranged over 2 floors extending in total to approximately 23,454 sqft (2,179 sqm), including a 3-bedroom Warden's house located to the front of the site.

The studio apartments each typically extend to 330 sqft (30 sqm), whilst the 1-bedroom apartments each extend to approximately 430 sqft (40sqm).

Detailed floor plans of the building are available upon request.

SERVICES

We understand that mains water, gas, electricity and drainage services are connected to the property.

Interested parties are advised to make their own enquiries with the relevant utility companies.

COUNCIL TAX

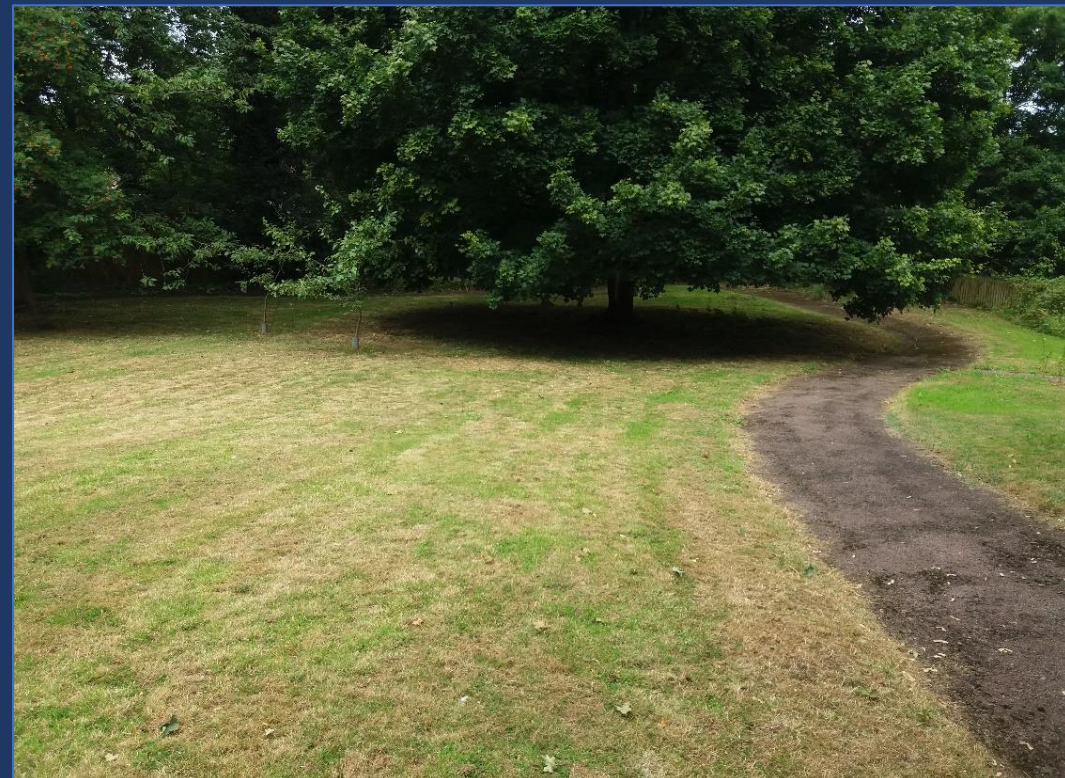
Further details are available from the Selling Agents upon request.

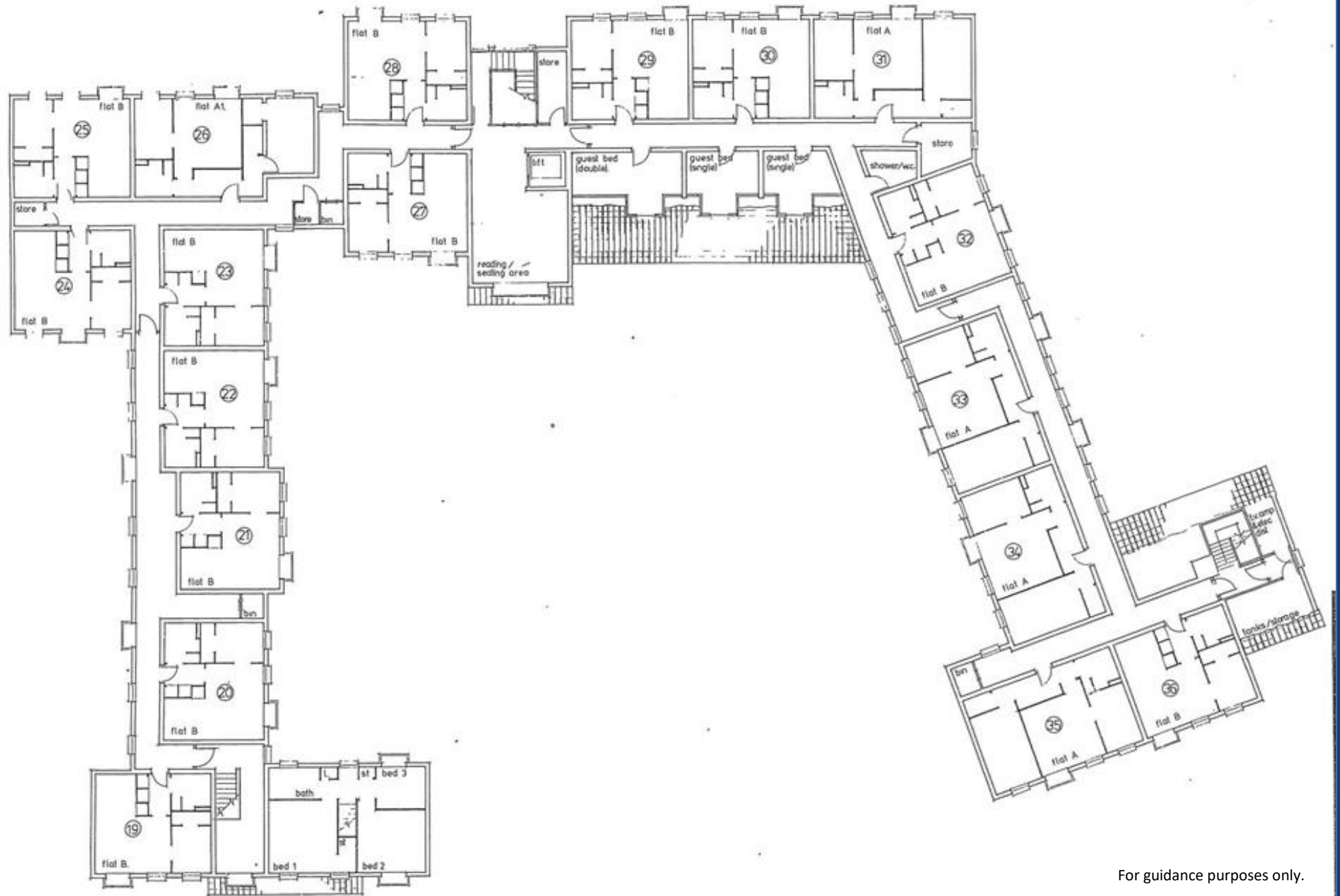
ENERGY PERFORMANCE CERTIFICATE

The individual apartments have a current Energy Performance Rating of 'C'. Copies of the individual EPC certificates are available upon request.

PLANNING

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.





For guidance purposes only.
Not to Scale.

LOCAL AUTHORITY

South Staffordshire Council, Codsall Council House, Wolverhampton Road, Codsall, WV8 1PX. Tel: 01902 696000

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

VAT

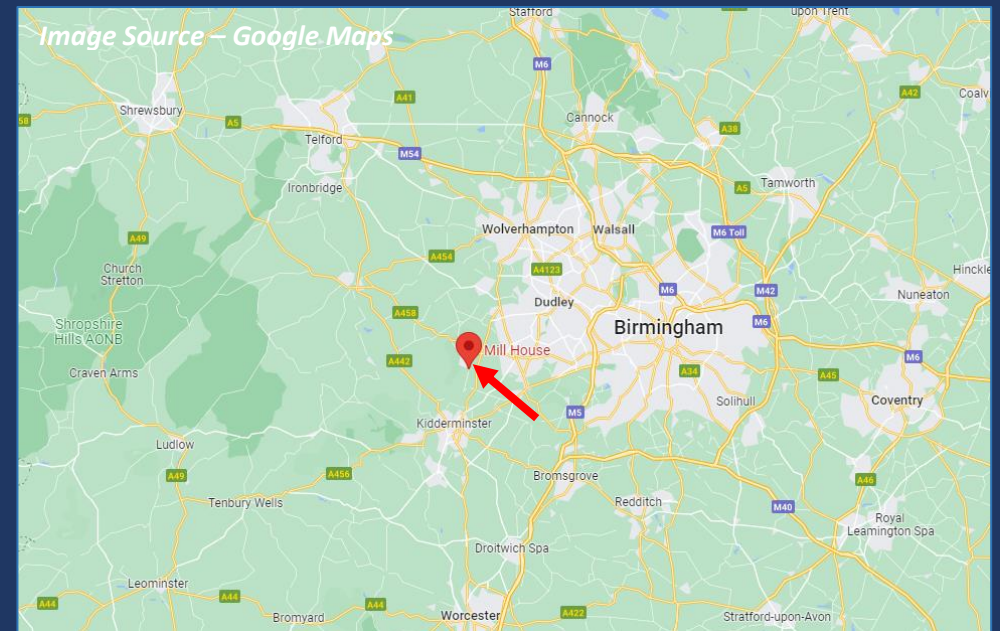
All costs/prices are exclusive of, but subject to, VAT if applicable.

GUIDE PRICE

Offers are invited in the region of **£1.25 million** for the freehold interest with the benefit of vacant possession upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900

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September 2023

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