



## The Larches

Kidderminster, DY11 7AA

Andrew Grant

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Larches Road, Kidderminster, DY11 7AA

**8 Bedrooms 7 Bathrooms 3 Reception Rooms 1.75 Acres**

An impressive traditional detached property, complemented by two separate office buildings, previously occupied as a specialist care home.

- Versatile detached property
- Two separate office buildings
- Residential redevelopment opportunity
- Land available via separate negotiation
- Potential care home or a large family home
- Ample scope for expansion
- Picturesque canal-side location
- Elevated position with park views
- Expansive mature grounds
- Secure and gated premises

3,422 sq ft (317.9 sq m)





This unique standalone property offers a versatile investment opportunity suitable for a specialist care home, commercial venture or residential redevelopment opportunity. Situated on a captivating plot spanning nearly two acres (with the land available via separate negotiation), it enjoys a picturesque elevated position overlooking Brintons Park and the Worcestershire/Staffordshire canal. This presents a rare chance to acquire prime commercial real estate within Kidderminster town.

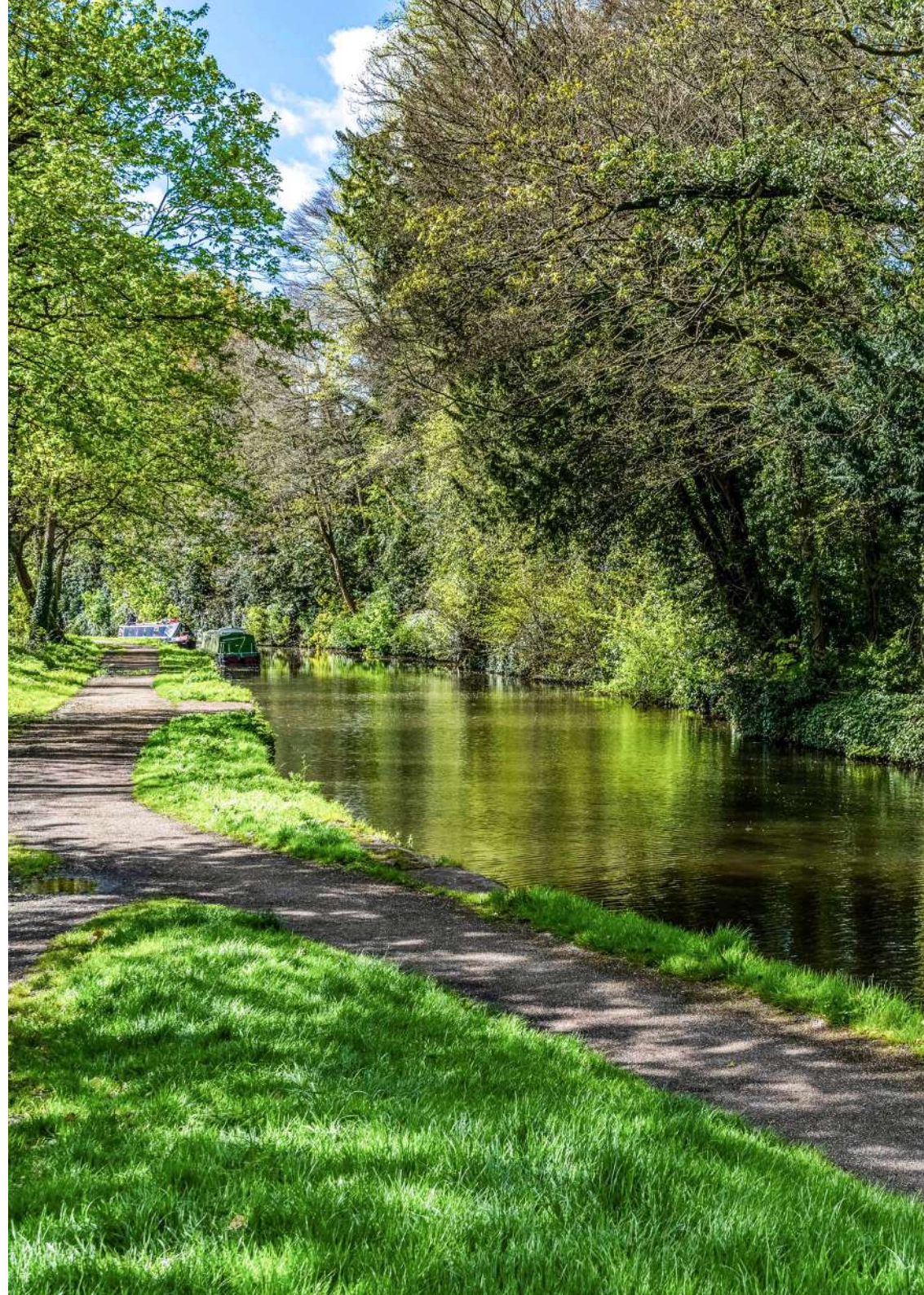
Until 2018, the current owner successfully operated a long-established and profitable specialist care home on the site, which remains registered for such purposes. Many facilities are still intact, including two office buildings within the grounds, fire doors throughout the main building and multiple bathrooms serving the extensive range of bedrooms and accommodation. These features facilitate a swift resumption of operations for any new owner in the same business domain. Moreover, the expansive grounds offer ample scope for expansion, appealing to those considering supported living environments or a care village concept.

Additionally, with its spacious layout and serene surroundings, the main property holds the potential to be transformed into an amazing family home or redeveloped for other residential purposes. Furthermore, plans for a substantial extension above the existing lounge have been drawn up, indicating the property's potential for further development and enhancement.

The immense potential of this site extends far beyond specialist care. Its convenient location on the edge of this well-populated town, positioned ideally for local amenities and transport links, enhances its appeal and makes it well-suited for a range of uses. This includes the possibility of establishing a doctor's or dentist's surgery, veterinary practice, office-based business premises or childcare facilities.

Moreover, owing to the nature and positioning of the site and its grounds, there are numerous options for new housing projects. One possibility is the creation of waterside-based townhouses, leveraging the site's wonderful position bordering the canal. Such redevelopment ventures, along with other potential projects, are subject to planning permissions.

The seller has taken proactive steps by commissioning several architect's drawings, which serve to illustrate various development possibilities and provide insight into the site's potential for future transformation.





## The approach

Dating back to the inter-war period, this property exudes a timeless elegance with its classic traditional design. Positioned beautifully, it sits back and elevated from Larches Road, welcoming visitors with a long driveway adorned with an electric barrier for access control.

The driveway opens up to a generous parking area, providing ample space for multiple vehicles. Additionally, there is excellent potential to expand the parking facilities further, should the need arise, with ample space available to the front and side of the property.



## The accommodation

Upon entering the main property, one is welcomed by an abundance of carefully arranged accommodation, thoughtfully tailored for care purposes. The layout offers considerable flexibility, allowing any owner to customise it according to their needs.

Presently, the property features eight bedrooms spread across two floors, complemented by seven bathrooms, a well-equipped kitchen, utility room and three reception rooms. Many of these spaces, offer delightful views of woodland and the charming Brintons Park.



Throughout the property, attention to detail is evident, with recent upgrades including the installation of double-glazed windows and doors in 2022, enhancing both comfort and energy efficiency.



## The office buildings

The generous square footage of the main house is complemented by two detached office buildings situated conveniently to the side within excellent proximity of the property. Both outbuildings are equipped with double-glazed windows and benefit from central heating supplied from the main residence.

The first building comprises three offices along with a kitchenette and WC, providing a functional workspace environment. Similarly, the second building offers three offices, along with a WC and two additional storage or filing rooms, enhancing the versatility and practicality of the premises.





## The gardens and grounds

The property and its outbuildings are nestled within expansive mature grounds spanning nearly two acres, providing abundant outdoor space that offers unparalleled privacy and a picturesque leafy backdrop. These grounds are fenced and secure, ensuring a sense of tranquillity and safety.



Perched on an elevated plot, much of the grounds, including the formal gardens surrounding the house, command impressive views of the neighbouring Brintons Park. The gardens are thoughtfully designed to offer a flat, user-friendly environment, with a large side patio providing a perfect

spot to admire the scenic vistas. At the rear of the property, an established section of woodland within the grounds boasts several hundred feet of canal frontage, complete with fishing and mooring rights. This natural feature adds to the property's charm and recreational opportunities.



Adjacent to the house and offices, a spacious gated area of grounds presents potential for expanding the care operation, particularly for those considering a care home village concept. Moreover, the orientation of this parcel of land makes it conducive to potential residential development, subject to planning permissions.

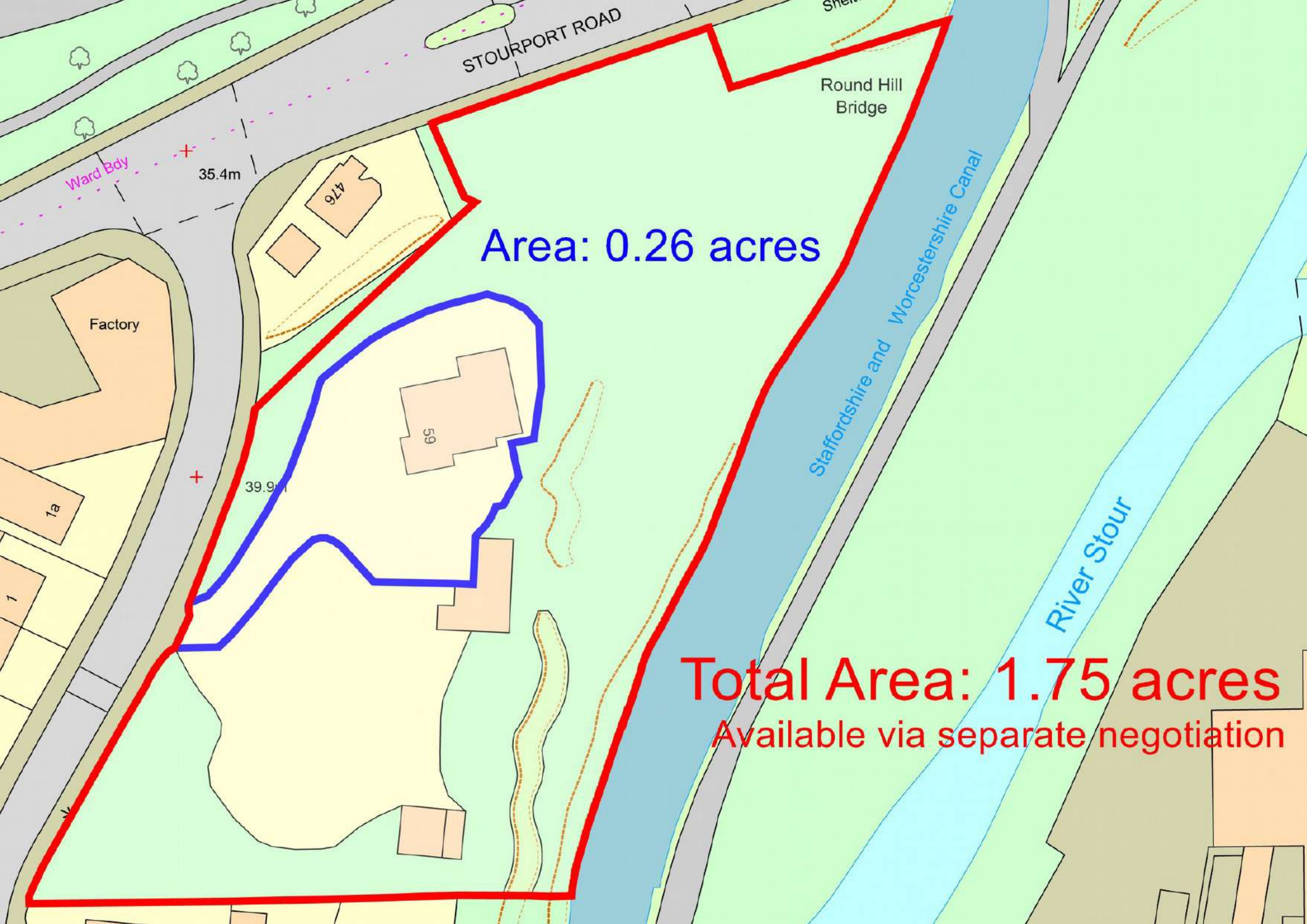


## Agent's Notes

The land within the immediate grounds is included with the buildings. However, the additional land, under a separate title, is available for purchase through separate negotiation only. Notably, the current council tax band may differ from its classification as a care home.

With the property currently registered under two titles, the council tax band could vary if the purchaser chooses to acquire only the house and immediate grounds, rather than the larger second title, which encompasses the land.





STOURPORT ROAD

Round Hill Bridge

Staffordshire and Worcestershire Canal

River Stour

Ward Bdy

35.4m

39.9m

Area: 0.26 acres

Total Area: 1.75 acres  
Available via separate negotiation

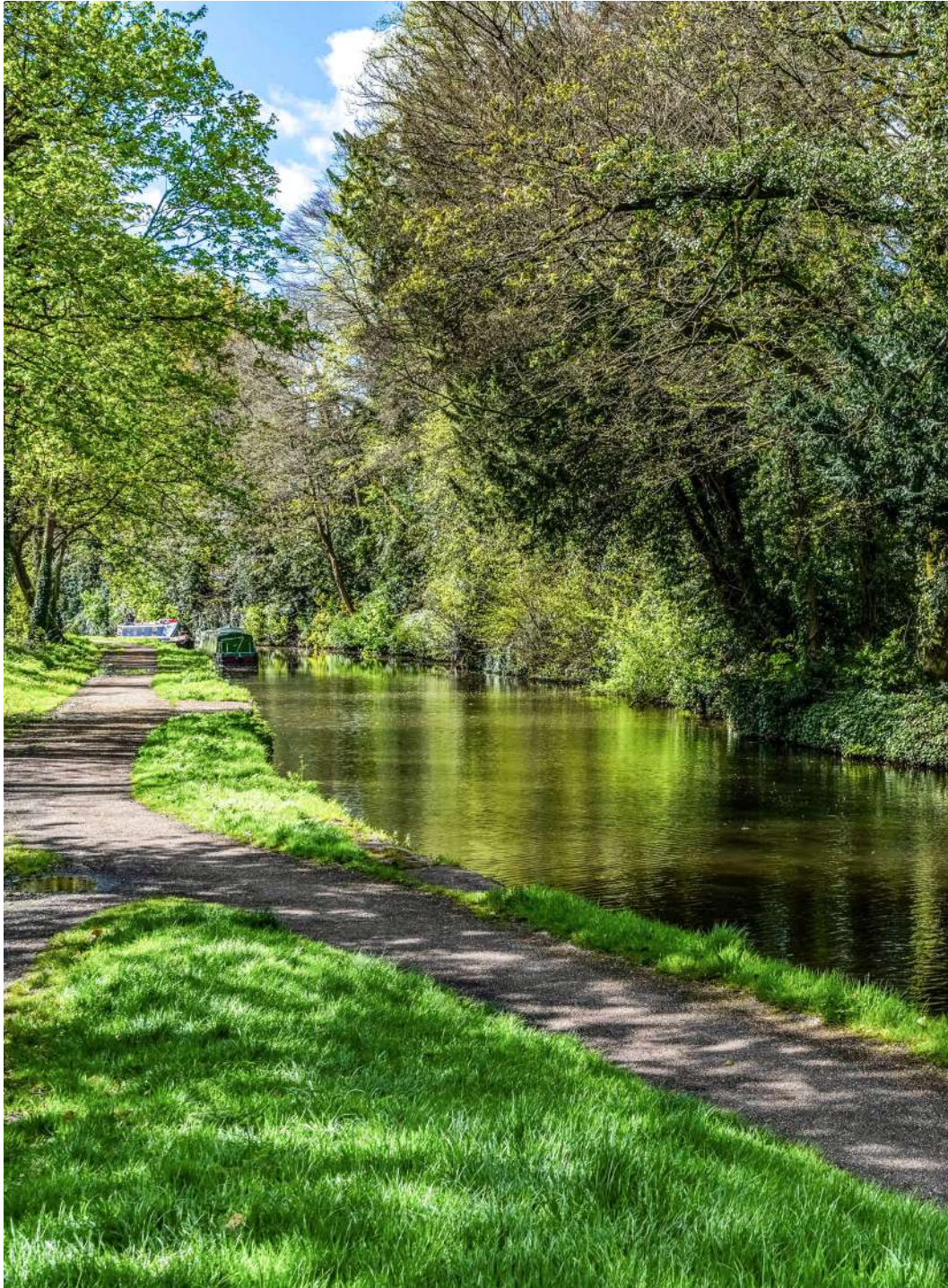
Factory

476

59

1a

1



## Location

Nestled in a commanding position, this distinct property overlooks Brintons Park to the front and borders the Staffordshire/Worcestershire canal directly at the rear, boasting several hundred feet of canal frontage within its freehold. Secluded within nearly two acres of grounds, with the park and canal as its picturesque backdrop, this property offers a setting far removed from the typical town environment, evoking a semi-rural charm.

Despite its tranquil surroundings, Kidderminster town centre lies less than a mile away, ensuring exceptional convenience for both commercial and residential purposes. Residents enjoy easy access to a host of amenities, including a charming pub/restaurant nestled along the canal's banks. Notably, there is immediate access to Brintons Park, located mere yards away from Larches Road. This well-maintained green space provides an array of attractions, from picnic areas to playing fields, perfect for activities like dog walking and leisurely strolls.

Kidderminster town further enhances its residents' lifestyle with a diverse range of supermarkets, high street stores, pubs, restaurants and riverside bistros. Additionally, its central location facilitates travel and commuting, with the town's train station serving as a key transportation hub, offering seamless connections to nearby cities such as Birmingham and Worcester. The town's unique feature, the Severn Valley Steam Railway, adds to its distinctive character and appeal.

## Services

To be confirmed.

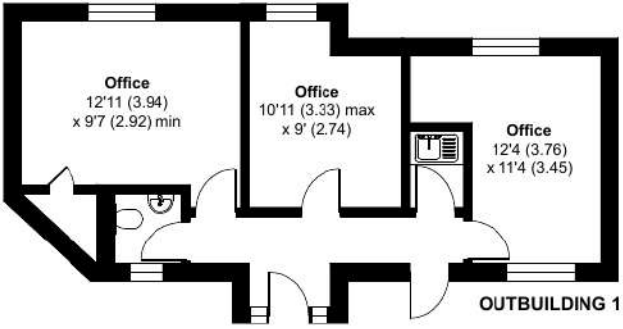
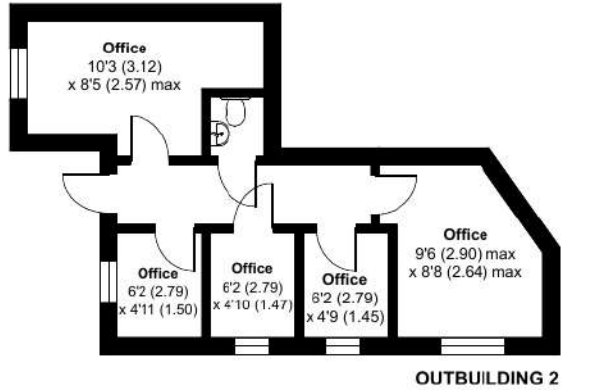
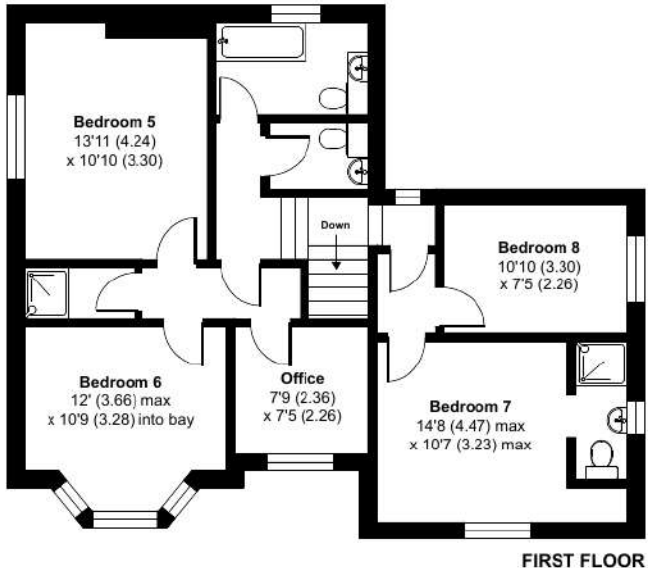
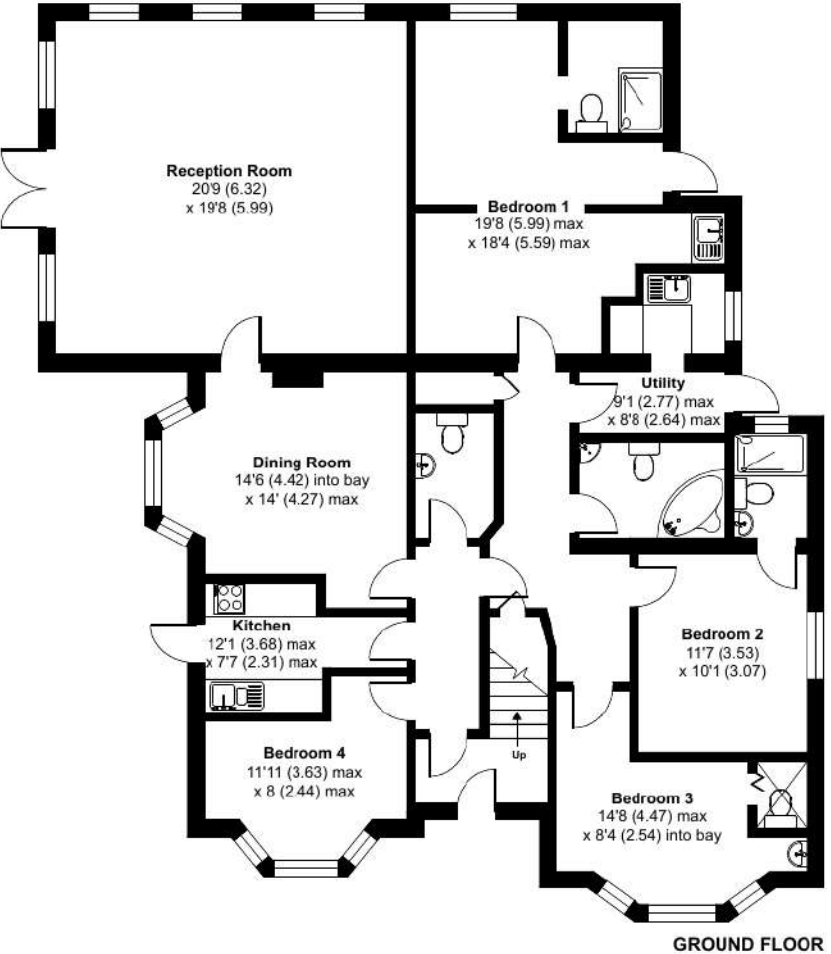
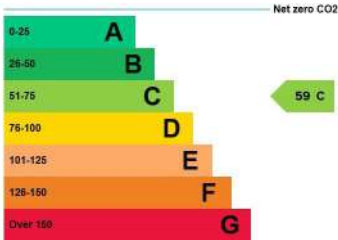
## Council Tax

The Council Tax banding for this property is **Band F**

# Larches Road, Kidderminster, DY11

Approximate Area = 2605 sq ft / 242. sq m  
 Outbuilding = 817 sq ft / 75.9 sq m  
 Total = 3422 sq ft / 317.9 sq m

For identification only - Not to scale



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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