

An aerial architectural rendering of a proposed residential and retail development. The central focus is a three-story brick building with a dark roof and two skylights. To its left is a modern, light-colored building with a series of rectangular windows. To the right is a large, classical-style building with a pediment and many windows. In the foreground, there is a street with several cars (a blue car, a black car, and a white van), trees, and pedestrians. The sky is a clear blue with some light clouds.

Andrew Grant
PRESTIGE & COUNTRY

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Residential & Retail Development

Land behind 56 - 60 Lowesmoor, Worcester, WR1 2SE

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“A prime residential and retail development opportunity in the heart of Worcester City centre...”

Scott Richardson Brown CEO

- Approved planning permission to convert the existing car park into eight brand new residential apartments and to create additional parking and another Class E retail unit.
- The current mix of three retail units and four apartments generates a total annual rental income of £57,845.
- Four on-site parking spaces enhance the appeal of the existing income-producing elements, making the property practical and convenient for both buyers and tenants alike.
- A separate Class E unit provides further development potential, including the possibility of future residential conversion (subject to planning approval).
- Sustainable design with green roof and solar panels promoting eco-friendly living.
- Situated in the vibrant Lowesmoor area, close to Worcester's city centre.





The development

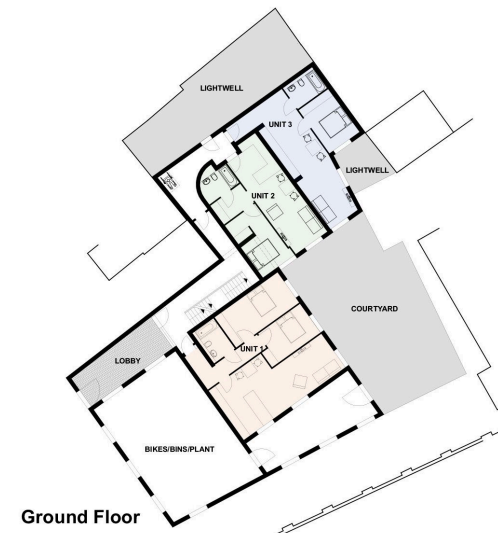
A rare opportunity to acquire a mixed-use investment and approved development site in the heart of Worcester's historic Lowesmoor Conservation Area. This unique parcel of land offers immediate rental income from the existing retail units and apartments, alongside full planning consent (Ref: 23/00636/FUL) for a high-quality new scheme designed with strong architectural, heritage and environmental credentials.

The approved development has been carefully crafted in response to the local architectural character and the surrounding listed buildings, including The Old Vinegar Works and the public house at 54 Lowesmoor. Throughout the design process, particular attention has been paid to Policies SWDP6 and SWDP24, ensuring the scheme enhances the Conservation Area and avoids any substantial harm to heritage assets.

The resulting architecture reflects the industrial Victorian character of Lowesmoor, with multi-gabled standing-seam roofs, brick detailing, vertical window bays and contemporary slimline aluminium-framed windows. Soldier brick courses, recessed downpipes and carefully proportioned apertures draw inspiration from nearby warehouse structures and St Martins Quarter, giving the buildings a distinctive blend of historic robustness and modern refinement.

The consented scheme includes:

- Two principal accommodation blocks, stepping in height to respect the surrounding context.
 - Block 1: A street-facing block containing the new 37 sqm Class E retail unit at ground level, with two further storeys of apartments above beneath pitched roofs.
 - Block 2: Positioned behind Block 1, rising to four storeys but largely screened from key heritage views.
- Block 3, a single-storey element adjoining the Elim Pentecostal Church Centre, ensuring no risk of overlooking or loss of light.
- A recessed pedestrian entrance from the pedestrianised zone leading into a central circulation courtyard serving all accommodation.
- A well-designed private car park, bike store and bin store, accessible both internally and externally.





Proposed Front Elevation



Proposed Side Elevation

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01 West Elevation



02 South Elevation - Main Courtyard

Full Planning Application Elevations

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High-quality, sustainable design

The development incorporates a range of eco-conscious features, including:

- A green roof promoting biodiversity and stormwater management
- Solar panels for enhanced energy efficiency
- Improved massing and roof forms to support light, outlook and long-term sustainability

These measures align the scheme with modern environmental expectations while supporting the area's historic character.

Income-producing mixed-use element

The site already generates strong revenue from three retail units and four apartments, producing an annual income of £57,845. This income is further supported by four on-site parking spaces serving the existing uses, making the property practical and attractive to both residents and commercial tenants. The retained Class E unit also has potential for future residential conversion (subject to planning).

Why invest?

This property presents an opportunity to acquire an asset that delivers immediate rental income from the existing residential apartments and retail units, while being sold predominantly for its substantial development potential.

Demand from residents and businesses in this rapidly growing area of Worcester remains strong. The inclusion of sustainable features, such as solar panels and a green roof, offers long-term value and environmental benefits.

With a projected rental income of £57,485 per annum generated by the existing elements, combined with the approved redevelopment of the car park into new apartments, parking and another retail unit, the investment is well balanced with strong future potential.

Location

Nestled within the dynamic Lowesmoor area, this site is perfectly positioned for residents and businesses seeking a vibrant city lifestyle. Worcester city centre is just a short walk away, offering an array of shopping, dining and leisure opportunities.

The nearby Shrub Hill and Foregate Street train stations provide excellent connectivity, with direct links to Birmingham, Cheltenham and London. Road networks, including the M5, offer convenient access to the Midlands and beyond.

Worcester is a city steeped in history, known for its iconic cathedral and picturesque River Severn. Yet, it's equally modern, with thriving local businesses, cultural attractions and green spaces like Gheluvelt Park and the Malvern Hills.



Lowesmoor

Approximate Gross Internal Area

56a Ground Floor = 3.5 sq m / 38 sq ft

56a First Floor = 51.5 sq m / 554 sq ft

56a Second Floor = 51.3 sq m / 552 sq ft

56 Lower Ground Floor = 36.4 sq m / 392 sq ft

56 Ground Floor = 113.7 sq m / 1224 sq ft

58 Lower Ground Floor = 36.8 sq m / 396 sq ft

58 Ground Floor = 107.3 sq m / 1155 sq ft

60 Ground Floor = 86.9 sq m / 935 sq ft

Flat 1 58 (1 Bedroom Flat) = 60 sq m / 645 sq ft

58a (2 Bedroom Flat) = 59 sq m / 635 sq ft

58b (2 Bedroom Flat) = 59 sq m / 635 sq ft

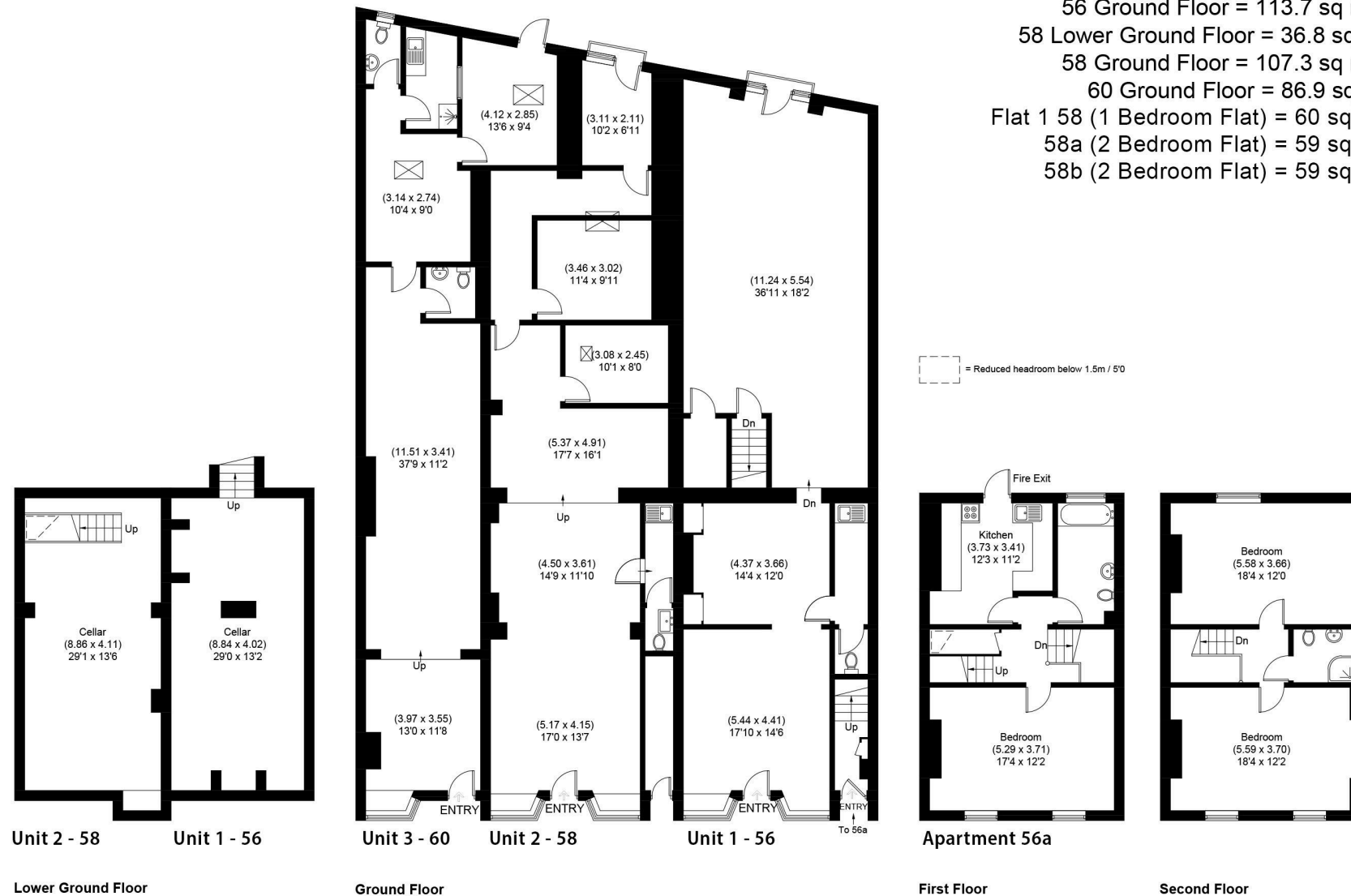


Illustration for identification purposes only, measurements are approximate, not to scale.

Flat 1, 58

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 58a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

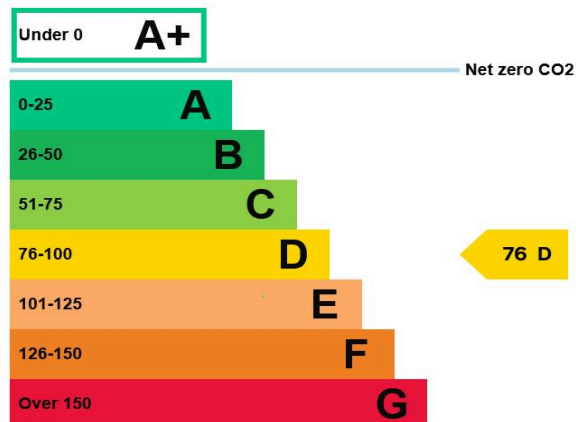
Flat 56a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

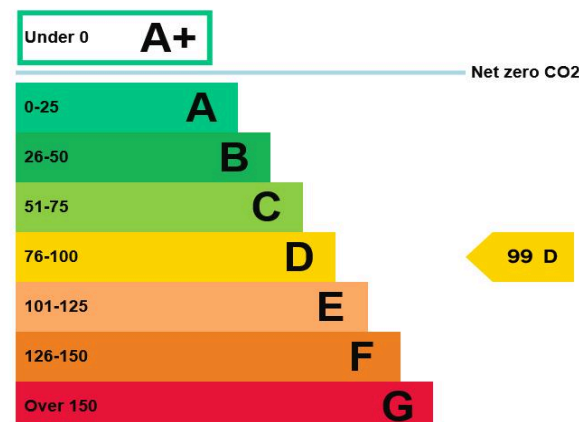
Flat 58b

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

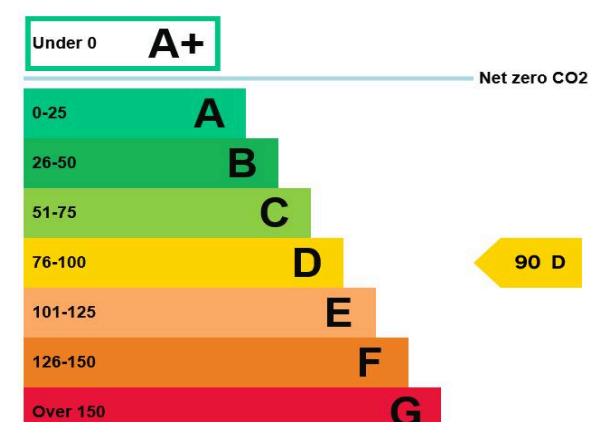
Shop - 56 Lowesmoor



Shop - 58 Lowesmoor



Shop - 60 Lowesmoor





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