



Port Street, Evesham, WR11 3LF

Property Description

SUBSTANTIAL TERRACED PROPERTY EXTENDING TO OVER 1,600 SQ. FT - REDEVELOPMENT OPPORTUNITY (STPP) - POTENTIAL FOR RESIDENTIAL, MULTI-FLAT, HMO OR COMMERCIAL USE

A substantial Victorian terraced property situated on Port Street in Evesham, offering over 1,600 sq. ft of accommodation across three floors. This grand home provides exciting redevelopment potential, with scope for conversion to a residential property, multiple flats, HMO, or mixed commercial premises, subject to the necessary planning consents.

The property has been extended to the rear to provide additional accommodation and was most recently occupied as a spacious family home. The ground floor includes versatile living areas and a former retail space, while the upper floors offer further rooms ideal for conversion or refurbishment.

Externally, the property benefits from a generous enclosed rear garden with gated pedestrian access to The Leys, providing both convenience and privacy.

This is a superb investment opportunity for those seeking a development project in a well-connected location close to Evesham's shops, supermarkets, cinema, and transport links.





Key Features

- SUBSTANTIAL TERRACED PROPERTY EXTENDING TO OVER 1,600 SQ. FT
- REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING CONSENT)
- POTENTIAL FOR RESIDENTIAL, MULTI-FLAT, HMO OR COMMERCIAL USE
- EXTENDED ACCOMMODATION TO THE REAR
- FORMER GROUND FLOOR RETAIL UNIT
- CLOSE TO LOCAL AMENITIES INCLUDING SUPERMARKET AND CINEMA
- GENEROUS REAR GARDEN WITH PEDESTRIAN ACCESS TO THE LEYS
- GAS CENTRAL HEATING
- FREEHOLD TENURE
- EPC RATING = C

**Offers Over
£220,000**

Location

Ideally situated within a mile from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

EPC Rating: C

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

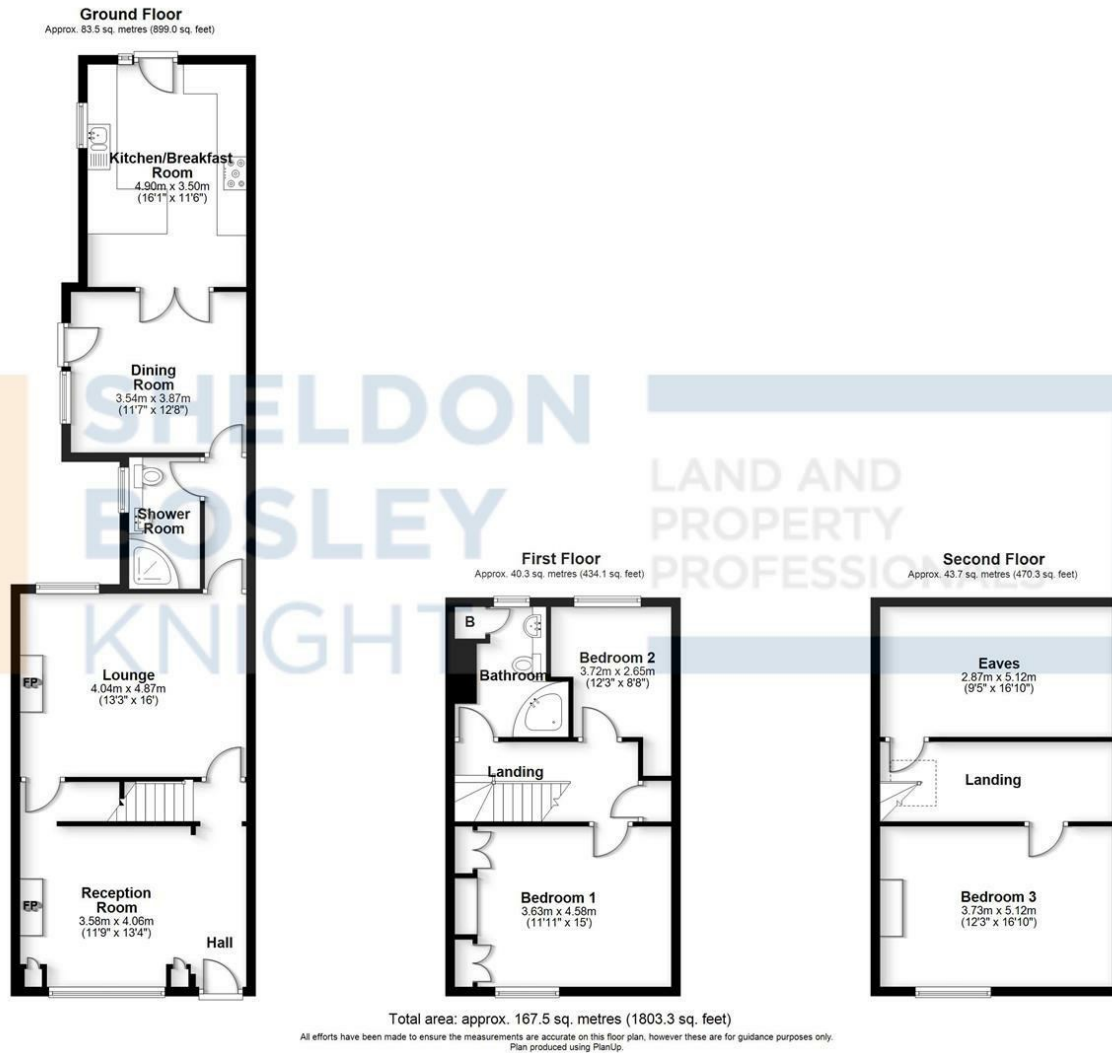
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon District Council

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