

FOR SALE

Offers in the region of

£1,000,000 (Exclusive)

Green Street, Kidderminster, DY10 1JN

- Significant residential/commercial development site
- Site area 0.877 acres (0.35 hectares)
- Adjacent to new Morrisons development

DESCRIPTION

Significant residential/commercial development site

- Prominent corner location on Green Street/Dixon Street.
- Potential development opportunity for both residential and commercial developers.
- Freehold Title Number WR107358.

The site comprises in large brick built warehouse accommodation fronting onto both Green Street and Dixon Street.

The accommodation is in excess of 35,000 sq ft.

The site offers 0.877 acres (0.35 ha) of flat well made ground.

LOCATION

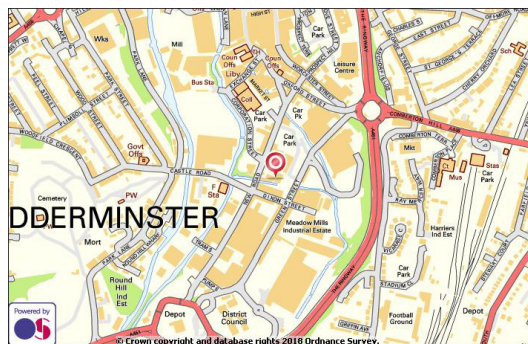
The property is prominently located onto Green Street, situated on the South Eastern fringe of Kidderminster Town Centre and within close proximity of the main Worcester Cross Ring Road Roundabout.

Nearby retailers include Aldi, Tesco, Farm Foods and a newly constructed Morrison's.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2011 census recorded a population of 55,530 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000. The property is prominently positioned fronting onto Green Street.

The location is also home to Kidderminster College nearby, and the railway station.





PRICE

We are instructed to invite offers in the region of £1,000,000 (One million pounds) (Exclusive).

Offers are invited on an unconditional or subject to planning basis.

ACCOMMODATION

(All measurements approximate)

The site offer predominantly brick built accommodation under and elevated pitched roof.

The warehouses currently extend to in excess of 35,000 sq ft.

The site offers 0.877 acres (0.35 hectares).

Please refer to the attachments overleaf for the full extent of the site.

PLANNING

Interested parties are to make their own enquiries with the Local Planning Authority.

Redevelopment parameters

- Provide a new street layout, taking into account historic street patterns and buildings.
- Provide strong and active frontage onto adjacent streets and spaces.
- Have a positive relationship with the ring road.
- Have regard to the future road infrastructure of the ring road.
- Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.

LOCAL AUTHORITY

Wyre Forest District Council,
Wyre Forest House,
Finepoint Way,
Kidderminster
DY11 7WF

T: 01562 732928

CURRENT RATEABLE VALUE

£34,500 (Factory and Premises)

£5,500 (Workshop and Premises)

Interested parties are advised to make their own enquiries.

EPC

To order.

SERVICES

Not tested at the time of our inspection. However, we are advised that mains water, drainage, gas and electricity are available.

VAT

All prices are quoted exclusive of VAT. It is understood that the property is not elected for VAT.

TENURE

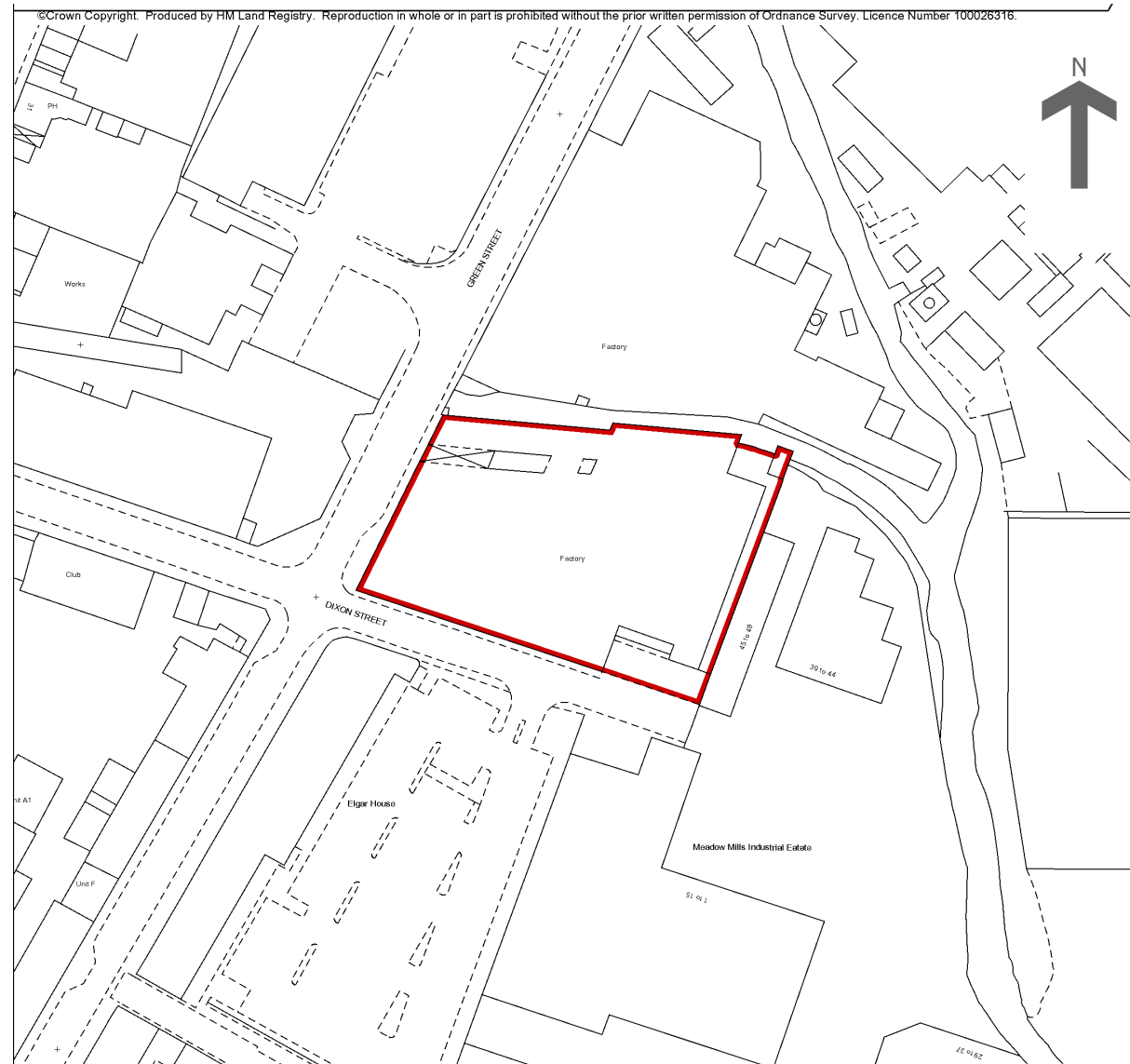
Freehold Title Number WR107358

LEGAL COSTS

Each party to be responsible for their own costs in respect of this transaction.

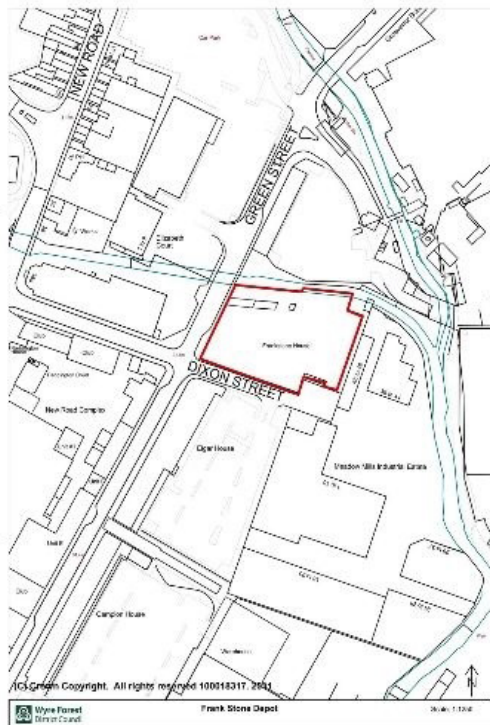
FINANCIAL ACT 1989

Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.



This site could be suitable for a range of uses, including residential, offices or other employment uses.

Site Location



Green Street Depot

15.15

Policy
KCA.HP3



[Add Comments](#)

Green Street Depot

The redevelopment of this site should:

- i. Provide a new street layout, taking into account historic street patterns and buildings.
- ii. Incorporate the former Pump House and Sewage Works buildings into a well-designed modern development that actively enhances the Green Street Conservation Area.
- iii. Provide a strong and active frontage onto adjacent streets and spaces.
- iv. Have a positive relationship with the ring road.
- v. Have regard to the future road infrastructure of the ring road.
- vi. Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.

This policy is to be read in conjunction with the wider Heritage Processions Area policy KCA.HP1.

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VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact:

James Evans

E: james.evans@halls.gb.com

Ben Hughes

E: benh@halls.gb.com

01562 820 880

Halls¹⁸⁴⁵

COMMERCIAL

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