



**Mariners – Four Flats with Planning Permission for Conversion  
into a Single Dwelling**

Sailors Bank, WR2 6QT

**Andrew Grant**

# Mariners

Sailors Bank, Lower Broadheath, WR2 6QT

Currently arranged as four individual flats with approved planning permission for conversion into a single dwelling. The property offers exceptional scope for redevelopment, multi-generational living, commercial adaptation or mixed-use potential, subject to any necessary consents.

- Substantial detached property, extending to approximately 3,767 sq ft.
- Approved planning for conversion into a substantial single dwelling.
- Flexible opportunity suited to redevelopment, investment or owner-occupation.
- Potential for residential, office or mixed-use applications, subject to the necessary consents.
- Generous off-road parking and low-maintenance gardens, conveniently positioned for Worcester city centre and major transport links.







## Location

Lower Broadheath offers a balance of countryside surroundings and everyday convenience, with a range of local amenities including a village shop, post office, primary school and public houses. Worcester city centre lies approximately ten minutes away by car, providing an extensive range of retail, dining and cultural facilities. The area is also well connected via the M5 motorway and Worcester's railway stations, offering access to Birmingham, Cheltenham and further afield.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for all apartments are Band A

## Agent Note

Please note that the vendor of this property is a relative of an employee of Andrew Grant. The property is currently held under a single title, as shown within the outlined boundaries. It is proposed that Mariners will benefit from its own separate access and driveway arrangement upon sale. The two additional adjoining flats may also be available by separate negotiation. Further information is available upon request.



# Apartments 1 - 4 Mariners, Sailors Bank, Lower Broadheath

Total Area = 3767 sq ft / 349.8 sq m

For identification only - Not to scale

## Apartment 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Apartment 2

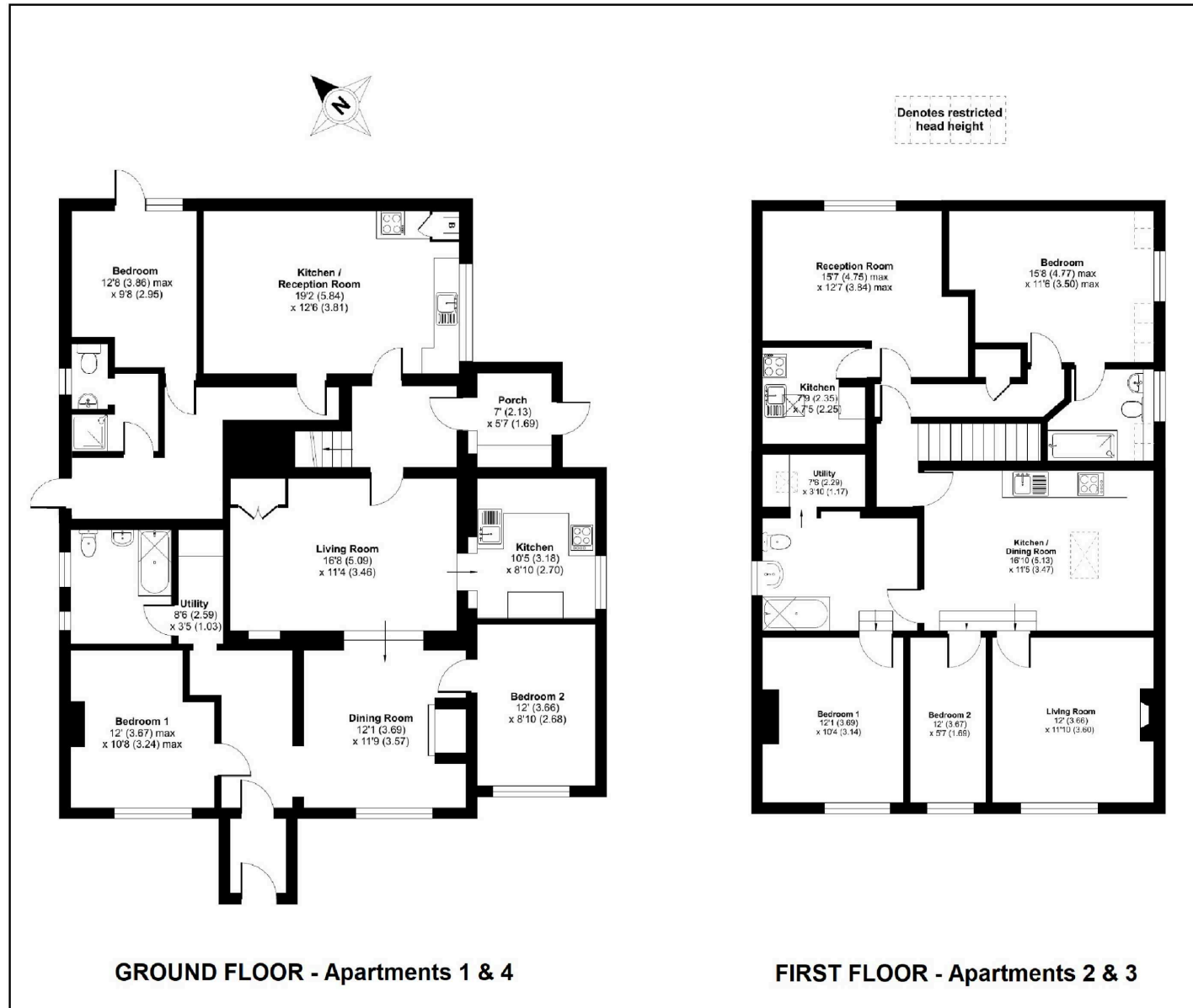
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Apartment 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Apartment 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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