



Former Far Forest Community Centre, Church Lane, Far Forest,
Kidderminster, DY14 9TP

**G HERBERT
BANKS**

EST. 1898

**Former Far Forest Community Centre, Church Lane,
Far Forest, Kidderminster, DY14 9TP**

A substantial former community building with refurbishment, conversion and redevelopment potential, extending to approximately 3,052 sq ft / 283.5 sq m, subject to the necessary consents.

Guide Price

Guide Price: £425,000

Situation

Far Forest Centre is situated on Church Lane in the village of Far Forest, a well-regarded Worcestershire village positioned between Bewdley, Cleobury Mortimer and Kidderminster.

The property enjoys a semi-rural village setting, close to the surrounding Wyre Forest countryside, while remaining accessible to a range of local services and nearby market towns. Bewdley provides everyday amenities, schools, shops and leisure facilities, while Kidderminster offers a wider range of retail, commercial and transport services, including railway connections.

Church Lane is a no-through road, and the property is positioned close to the village church and surrounding residential property. The setting is likely to appeal to purchasers seeking a project in a village location with scope for re-use, conversion or redevelopment, subject to planning.

Description

Far Forest Centre comprises a substantial former community/day centre extending to approximately 3,052 sq ft / 283.5 sq m, according to the floor plan provided.

The building is of mixed brick and stone construction beneath a pitched roof and provides generous accommodation arranged mainly over the ground floor, with additional first floor rooms. The property has historically been used for community purposes and includes large hall spaces, ancillary rooms, kitchen facilities, WC/shower accommodation, stores and first floor accommodation.

The building is now dated and would benefit from comprehensive refurbishment and modernisation. However, it provides a rare opportunity to acquire a sizeable village building with clear potential for a range of future uses.

Subject to obtaining the necessary planning permissions, building regulation approval and other statutory consents, the property may lend itself to a variety of options, including:

- continued community, commercial or leisure use;
- conversion to a substantial single residential dwelling;
- conversion to more than one residential unit;
- live/work accommodation;
- or a wider redevelopment scheme.

Purchasers should make their own enquiries with Wyre Forest District Council regarding the planning position and suitability of the property for their intended use.

The internal layout includes a number of large, open spaces which could provide attractive living accommodation if converted. In particular, the main hall and adjoining hall areas offer good proportions, high ceilings and the potential to create impressive open-plan accommodation, subject to structural confirmation and design. The first floor provides two rooms and shower/WC accommodation, with pleasant outlooks over nearby trees and pasture in parts.

Externally, the property benefits from vehicular access, hardstanding/parking and an area of land to the rear. The rear land is currently overgrown in parts but provides outdoor space which could be incorporated into any future scheme, subject to design and planning.

Accommodation

The accommodation is shown on the floor plan and includes the following principal areas:

Room	Approximate Dimensions
Main Hall	31'0 x 18'3
Hall	19'10 x 18'4
Hall	18'4 x 13'5
Kitchen	19'1 x 11'11
Reception Room	11'1 x 9'11
Study	11'5 x 6'6
Study	6'6 x 5'4
Store / Lobby	10'11 x 6'3
Bedroom 1 / First Floor Room	16'4 x 9'9
Bedroom 2 / First Floor Room	11'4 x 9'9

There are also WC, shower, lobby, hallway and ancillary areas.

Total floor area: approximately 3,052 sq ft / 283.5 sq m.

Development Potential

The property's principal attraction is its potential. The existing building offers a large amount of accommodation in a village setting, with a flexible internal layout and areas of good ceiling height. While the property requires refurbishment, the scale of the building and its existing structure may provide a useful starting point for a purchaser looking to create a bespoke residential or mixed-use scheme. Any purchaser considering residential conversion, subdivision or redevelopment should rely on their own planning enquiries. No planning permission for conversion or redevelopment is currently implied by these particulars.

GENERAL INFORMATION

Tenure

The property is understood to be freehold and is offered with vacant possession upon completion.

Services

The property is understood to benefit from mains electricity and water. Heating is understood to be oil-fired.

Drainage arrangements should be verified by the purchaser's solicitor. The selling agents have not tested any services, appliances, installations or equipment, and purchasers should satisfy themselves as to their condition and suitability.

Local Authority

The property falls within the administrative area of Wyre Forest District Council, which is the local planning authority for the area.

Planning, planning policy, council tax/business rates and certain local authority matters should therefore be directed to Wyre Forest District Council. Building Control is dealt with through North Worcestershire Building Control, and highways, public rights of way and street lighting matters are generally dealt with by Worcestershire County Council.

Wyre Forest District Council's principal office is:

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

Tel: 01562 732928

For planning purposes, purchasers should make their own enquiries with Wyre Forest District Council regarding any proposed change of use, conversion, subdivision or redevelopment of the property. This is particularly relevant given the property's former community/day centre use and the potential residential or alternative-use opportunities.

Unregistered Land

Prospective purchasers should note that the land is currently unregistered. The seller's solicitors are to submit an application for first registration as soon as possible. The sale will proceed subject to satisfactory title being deduced, and purchasers should rely on their own legal advisers in respect of the title position, first registration process and any effect this may have on the proposed transaction timetable.





ngfield

CHURCH LANE

Hedgewick Bungalow

Yew Tree Farm Path

Area: 1180.07 m²
(12,702.155 ft²) (0.292 acres)

Far Forest Centre

Newlands

Church Lane Cottage

oly Trinity Church

Rave Ne



136.9m

134.0m

Bon Haven

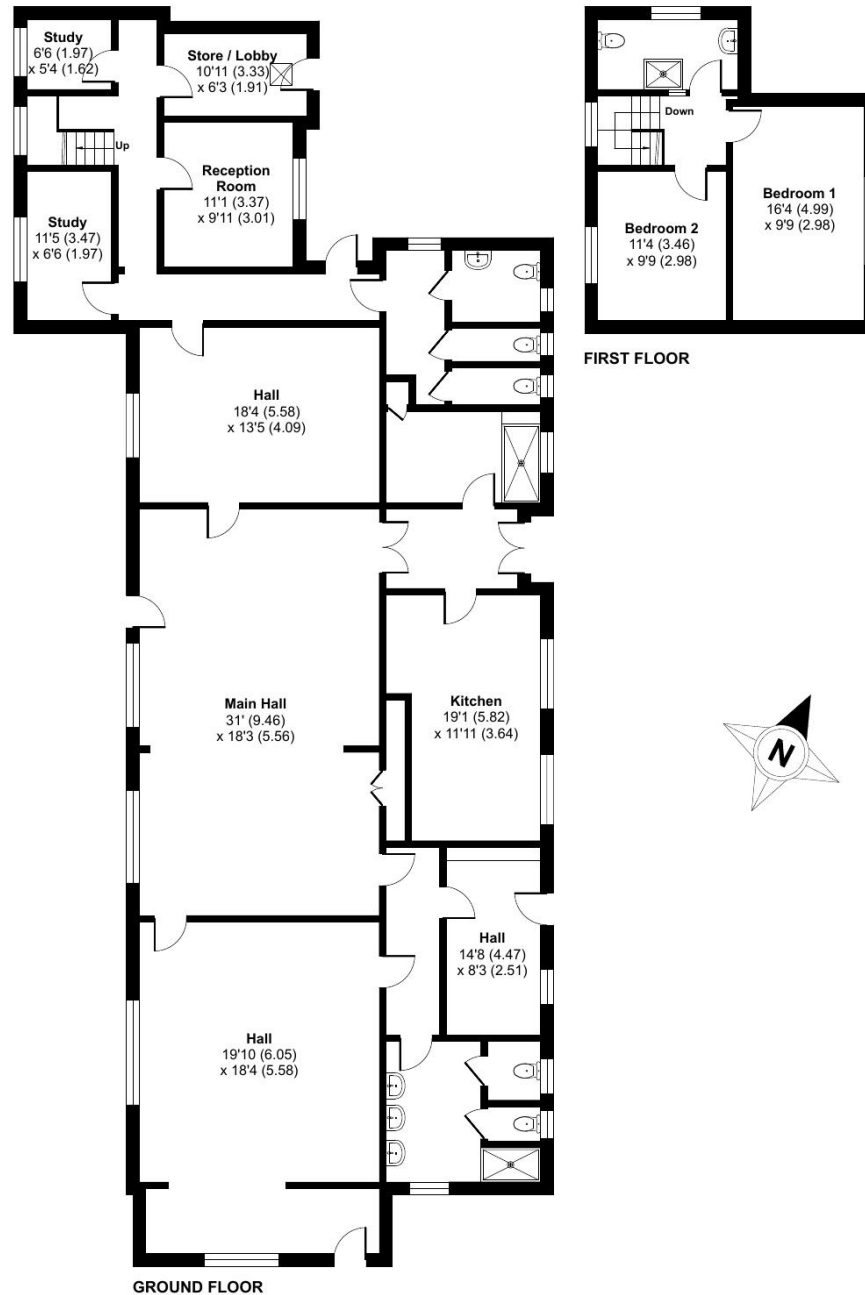
Bromley House

0m 15m 30m 45m

Church Lane , Kidderminster, DY14

Approximate Area = 3052 sq ft / 283.5 sq m

For identification only - Not to scale



Viewing

Viewing is strictly by appointment only via the Sole Agent's Great Witley Office.

Tel: 01299 896968.

Rights of Way, Wayleaves & Easements

The property will have vehicular access to the public road. The selling agent is not aware of any further private or public rights of way or easements affecting the property.

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, rights of light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or not.

Money Laundering Regulations

In order for us to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are obliged to obtain satisfactory evidence of identity and source of funds before a sale can be reported.

The checks will be carried out through CREDAS and a non-refundable charge of £48 inclusive of VAT will be payable by each buyer, including any private lender of funds.

Agents Notes

The property is sold as seen and purchasers should satisfy themselves as to the condition, layout, services, planning position and suitability of the property for their intended use. The property has previously been used as a community/day centre. Any alternative use, conversion, subdivision or redevelopment will be subject to obtaining all necessary planning permissions, building regulation approval and any other statutory consents. The property is in need of refurbishment and modernisation. Purchasers are advised to obtain their own building survey, structural advice, service inspections and planning advice prior to exchange of contracts.

EPC Details

The property has an EPC rating of G with a score of 185. The certificate is valid until 13 May 2036. The EPC records the property as a non-residential institution/community/day centre with a total floor area of 281 sq m. Given the current EPC rating, purchasers should take advice in relation to any future letting, occupational use or improvement requirements.

Fixtures and Fittings

Only those items specifically mentioned in these particulars are included in the sale. All other fixtures, fittings, contents and equipment are excluded unless otherwise agreed in writing.

Directions

From Great Witley, proceed towards Bewdley and Far Forest. On entering Far Forest, turn onto Church Lane. Continue along Church Lane, where the property will be found on the roadside, identified by the agents' sale board.

Sales particulars prepared June 2026

