

FORMER KIDDERMINSTER AMBULANCE STATION

Stourport Road, Kidderminster, DY11 7BQ



Key Highlights

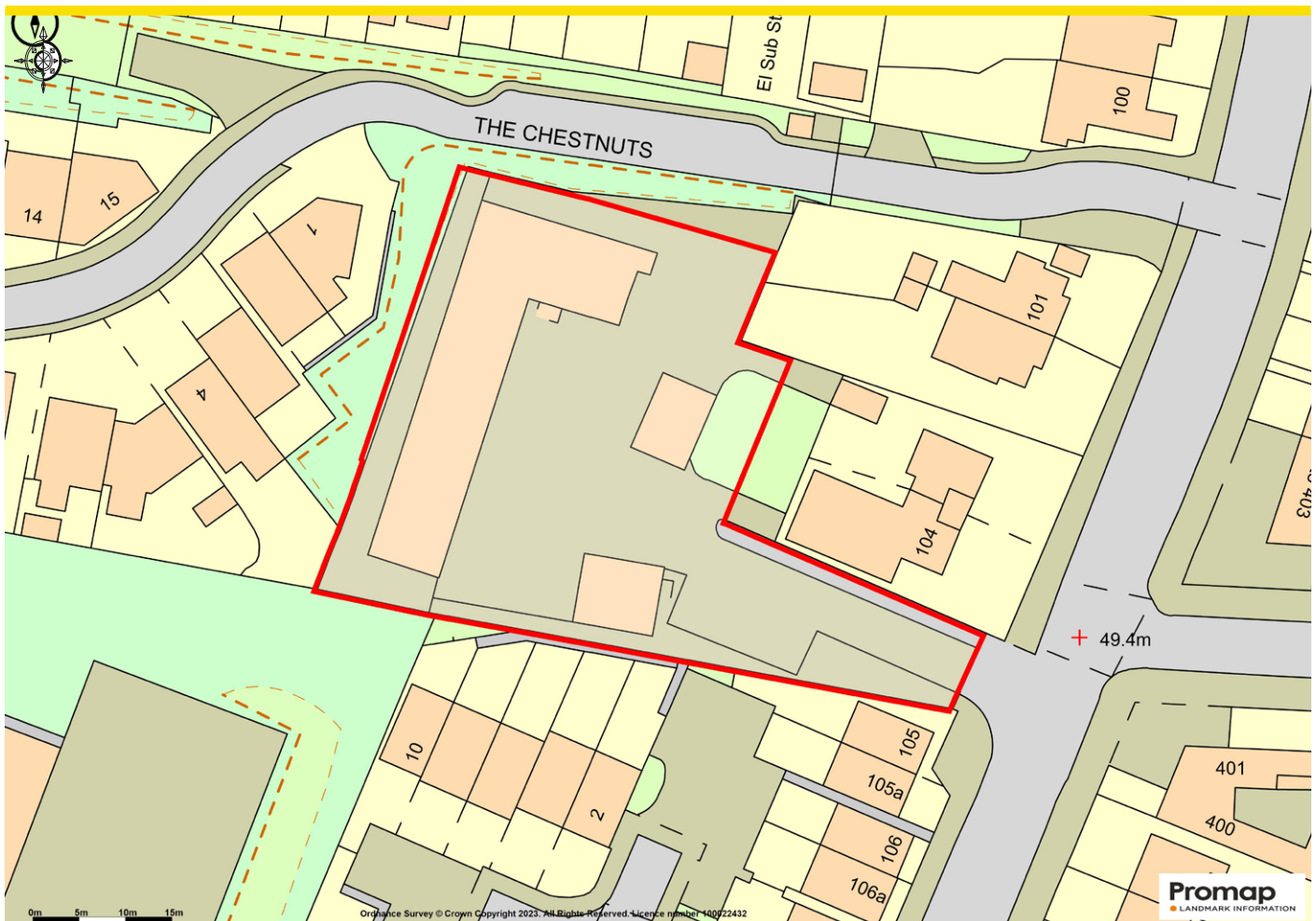
- Excellent Residential Development Opportunity
- 0.218 ha (0.54 acres)
- Freehold
- Permission in Principle planning consent granted in 2020 for up to 8 Dwellings
- Established residential area, conveniently located close to town centre and local amenities
- For sale on behalf of the Joint Fixed Charge Receivers
- Unconditional Offers Invited

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Situation

The property was formerly the Kidderminster Ambulance Station site and is situated in a predominantly residential area, close to a variety of local amenities, circa 1 mile from Kidderminster town centre. Access to the property is directly off the A451 Stourport Road. The immediate surrounding area includes a variety of retail and leisure facilities including Tesco, Aldi and Wyre Forest Leisure Centre.

The location also benefits from multiple schools and outdoor areas such as Burlish Top Nature Reserve and Brunton Park within 2 miles of the property.

Description

The site currently comprises a vacant former NHS ambulance station comprising three separate dilapidated buildings with a tarmac forecourt set back from the Stourport Road via an access driveway. The main garage and ancillary building located to the rear of the site is a circa 4,600 sq ft and is of brick construction with part pitched and part flat roof. There are two further smaller detached brick buildings with profile sheet roofing of circa 700 sq ft and 600 sq ft.

Modern housing has been developed recently either side of the property and a nursing home is also situated adjacent to the site.

Planning

The property has a Permission In Principle planning consent from Wyre Forest District Council dated 9 October 2020 (Ref 20/0705/PIP) for the demolition of the original ambulance station buildings to develop up to eight dwellings.

The development must commence within 3 years of 9 October 2020, with the submission and approval of a Technical Details application required.

A copy of the PIP is attached and all the relevant details are available on the planning portal link on the Wyre Forest District Planning Department website. A detailed technical details planning application was submitted 24/02/2021 but this was later withdrawn.

All interested parties should depend on their own planning enquires and due diligence.

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Tenure

Freehold

Services

We understand all mains services are connected. However all interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of services.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

VAT

We understand that VAT will not be payable in addition to the purchase price.

Viewings & Further Information

On-site viewing is strictly by appointment with Savills only. Further detailed information via an Online Dataroom will be made available to interested parties on request.

Terms

The property is being sold on behalf of Joint Fixed Charge Receivers, subject to contract.

Unconditional offers are invited for the freehold interest by way of Private Treaty, we reserve the right to conclude the marketing by way of an informal tender process if required.

Interested parties should register their interest via email. For the attention of Rory Pond.

Contact

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