

FOR SALE

KIDDERMINSTER FIRE STATION

CASTLE ROAD, KIDDERMINSTER DY11 6TH



POTENTIAL DEVELOPMENT OPPORTUNITY

0.91 Acres (0.37 Hectares) (Approx. Total Gross Internal Area)

- Prominent location in Kidderminster Town Centre
- Close to local amenities
- Adjacent to residential properties and commercial premises

LOCATION

The property is situated on Castle Road, Kidderminster, in a mixed-use area of predominantly secondary retail and residential properties next to the River Stour. Kidderminster Town Centre is approximately 0.5 mile north via Park Lane and Worcester City Centre is approximately 14 miles south via the A449. The property is located approximately 0.5 miles to the west of Kidderminster Railway Station which provides a direct service to Birmingham New Street and Worcester



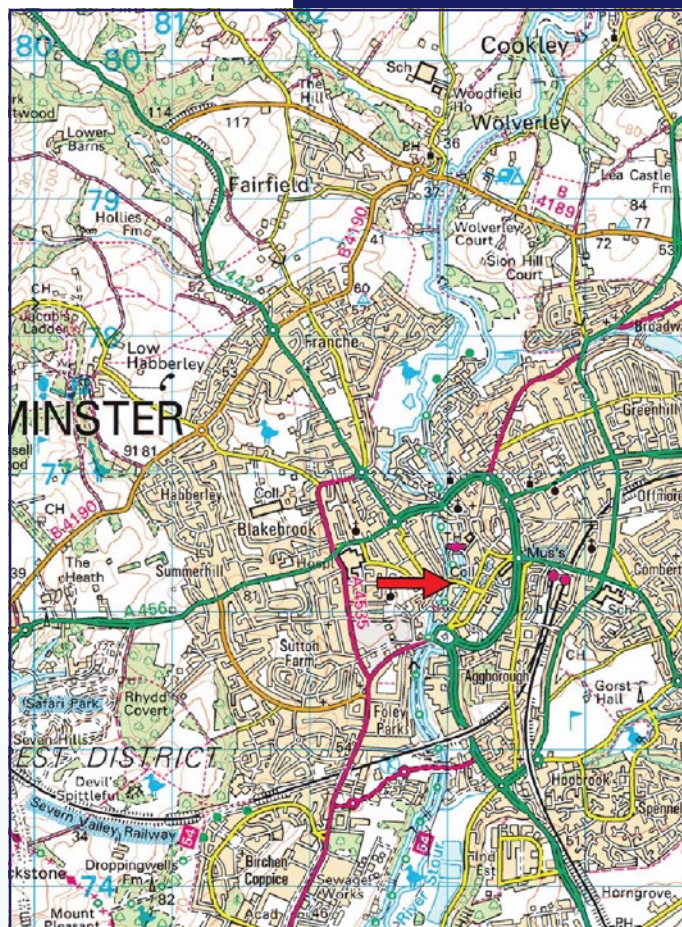
DESCRIPTION

The site extends to approximately 0.91 acres (0.37 ha) gross and comprises the original 1929 fire station building to the main frontage (extending to 371 sq m), a 1950s addition (extending to 742 sq m), a 5 storey drill tower with additional training accommodation (extending to 98 sq m) and double garage and lecture building to the rear of the site. The remainder of the site is generally hard surfaced providing parking and circulation.

The broadly L-shaped site is accessed directly from Castle Road and shares an entrance with an adjoining historic monument. The boundaries of the property are the River Stour along the entire left hand boundary, when viewed from the road, Castle Road provides the front boundary with commercial and historic sites to the remaining two boundaries.



POSTCODE: DY11 6TH



ACCOMMODATION

	Acres	Hectares
TOTAL Approx. Gross Internal Area	0.91	0.37

TENURE

The property is available freehold.

PRICE

Offers Invited- we are seeking both unconditional and subject to planning offers.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

PLANNING

There is currently no planning status on the property, however it is well located to residential and commercial areas. The potential purchaser should undertake their own due diligence to establish the potential redevelopment options for the site.

Flood Risk

The site's eastern boundary directly adjoins the River Stour. A review of the Environment Agency 'flood map for planning shows that the majority of the site falls within Flood Zone 2 with an element to the south falling within Flood Zone 3.

Heritage

The property lies within the Green Street Conservation Area adjacent to Caldwell Tower (Grade II*) and the River Stour Local Wildlife Site. The façade of the fire station is included on the local heritage list.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008132 Date: 02/26

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