

FOR SALE

Halls¹⁸⁴⁵

COMMERCIAL

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Church Walk, St Johns,
Worcester



- About 0.3 acres (0.12 hectares)
- Short walking distance of St Johns Centre

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Church Walk, St Johns, Worcester

Location

The site is situated in Worcester a short walking distance from the local centre of St Johns. Worcester City centre about ¾ mile.

Description

The site includes the former St Clements Parish Room together with adjoining vacant land.

Access to the site is from Church Walk off St Clements Gardens.

The site adjoins St Clements Church along with extensive, predominantly, affordable housing including houses and apartments.

We understand the total site area to be about 0.3 acres (0.12 hectares).

Planning

Although the site does not have a formal planning permission, pre-planning advice has been taken from Worcester City Council and indications have been received confirming no objection in principle to residential redevelopment, involving demolition of the existing building.

Tenure

The site is understood to be held freehold and is to be sold with the benefit of vacant possession.

Guide Price

£95,000

Offers are invited for the site indicating the type of development proposed ideally including a sketch layout, unit numbers etc.

Services

We understand that mains electricity, gas, water and drainage are all available either adjacent or nearby.

Local Authority

Worcester City Council

County Authority

Worcestershire County Council

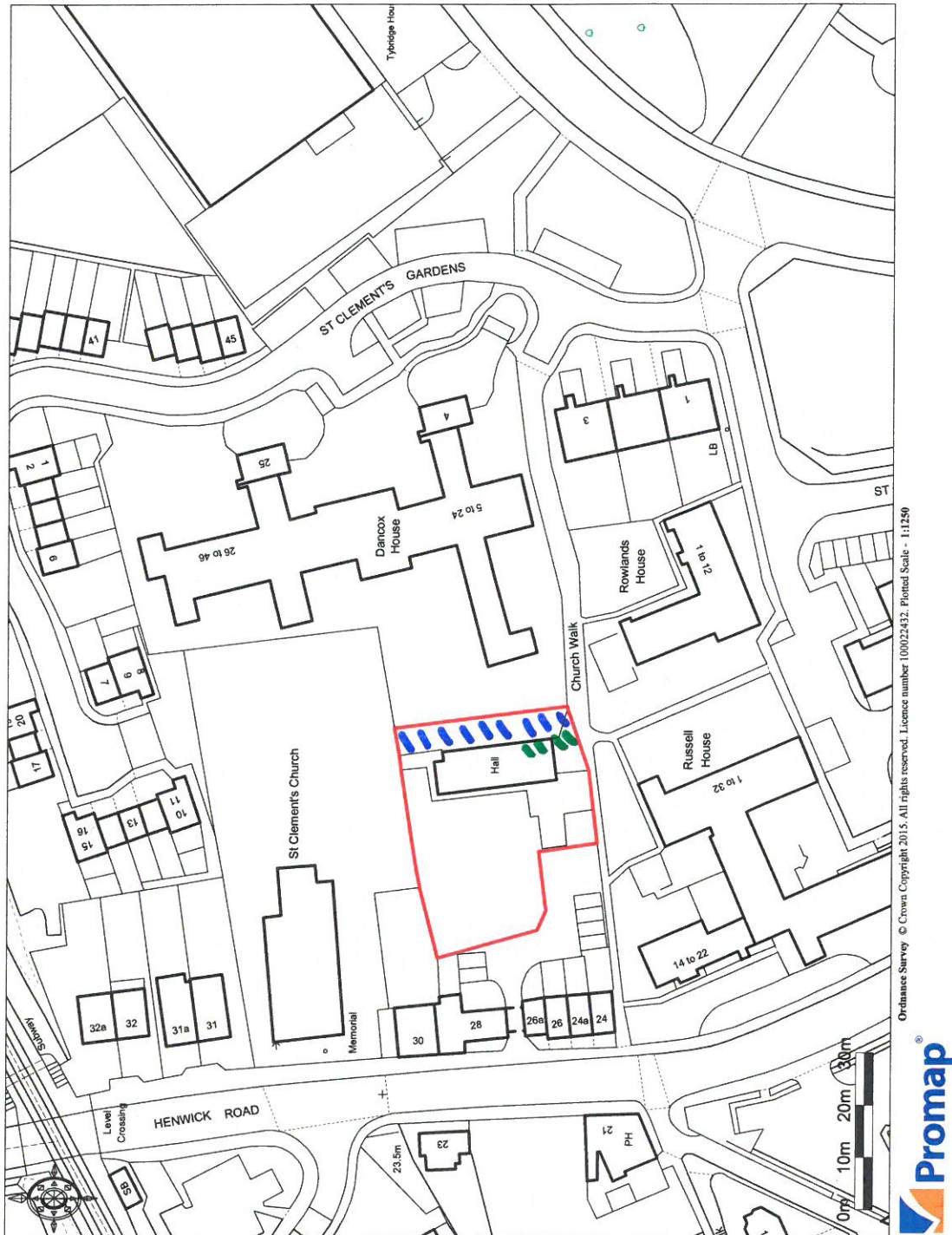
VAT

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Retained Access

The Vendors propose to retain the area hatched blue as access to the Church yard together with the area approximately hatched green to act as a small layby/passing place. Consideration would be given to alternative location within the site for the access subject to prior agreement.

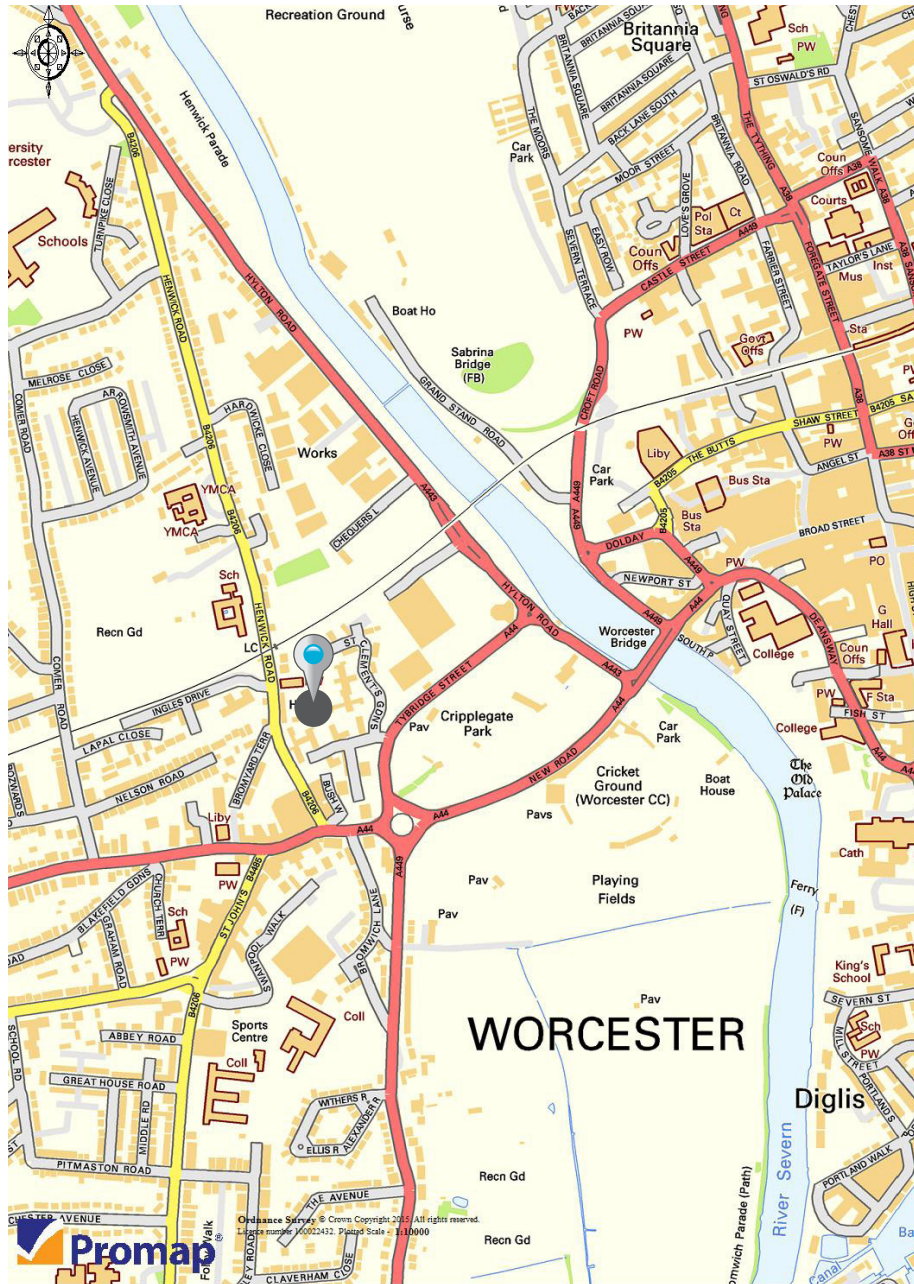
It should also be noted that, if the PCC are able to achieve planning permission for an access directly from Henwick Road to the Church, the access reservation may no longer be required.



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Worcester / West Midlands / Shrewsbury