

# For sale

Former Stourbridge Police Station  
Accommodation Block & Wendy House  
New Road  
Stourbridge  
DY8 1PF

October 2017

Subject to Contract



## Highlights

- Significant refurbishment or redevelopment opportunity (stp)
- Prominent site fronting Stourbridge Ring Road
- Character buildings
- Located in the Town Centre

## The Site

The former Stourbridge Police Station, Accommodation Block & Wendy House is set in approximately 0.8 acres on the edge of Stourbridge Town Centre. The prominent site, fronting the Ring Road is being offered freehold with vacant possession.

## The Opportunity

The buildings and site provide a rare opportunity to acquire a significant freehold refurbishment or redevelopment opportunity in Stourbridge Town Centre. The buildings and site are suitable for a wide variety of alternative uses, subject to gaining the necessary consents.

## Location

The former Police Station site boasts a highly prominent position fronting Stourbridge Ring Road in Stourbridge Town Centre.

The site is located in a mixed use area of the town centre. Stourbridge Interchange, including the bus station and Stourbridge Town train station is less than 500m from the site. Stourbridge Junction Train Station is less

than one mile from the site which provides free parking and regular train services to Birmingham, Worcester and beyond.

## Description

The site is largely rectangular in shape and comprises of three brick built buildings, the former Police Station and Wendy House both fronting New Road, and the Accommodation Block (including ancillary areas) to the rear of the site.

The site is accessed from Victoria Street and has two allocated parking areas providing a total of 43 spaces including disabled spaces.

The Police Station is two storey, and is the largest building onsite having previously provided office accommodation, custody suite, rest areas and changing rooms of varying quality.

Within the Police Station building, there is perimeter trunking, suspended ceilings and air conditioning in part. The building is double glazed with part UPVC and the remainder traditional wooden framed windows. There are a number of entrances and exits to the building at both the front and rear, and the building has generous floor to ceiling heights in places.

The Wendy House is the smallest building on-site and provides office accommodation at ground and first floor, with a small kitchen area on the ground floor. The building can be accessed from both New Road and the rear of the site, and has UPVC framed windows throughout.



Accommodation Block

The Accommodation block is three storeys comprising of a bar, lounge, pool room, locker rooms and toilets at ground floor, and 16 single en-suite bedrooms on the first and second floor. A communal kitchen and laundry room are provided on the first floor. There are a number of brick built ancillary areas to the rear and sides of the building.

## Accommodation

The site extends to approximately 0.8 acres, and the buildings provide the following gross internal area (GIA).

Police Station	1,390 sq m (14,962 sq ft)
Wendy House	148 sq m (1,593 sq ft)
Accommodation Block and ancillary buildings	762 sq m (8,202 sq ft)
<b>Total</b>	<b>2,300 sq m (24,757 sq ft)</b>

The agents have relied on third party measurements and prospective purchasers must satisfy themselves in this regard. Floor plans are available on request and prospective purchasers must satisfy themselves on the accuracy.

## Services

We understand that the property benefits from electric, gas, water and mains drainage. Prospective purchasers should clarify this position.

## Tenure

The site is held freehold and will be offered with vacant possession. The Vendor is not aware of any covenants affecting the title, however, there is a Land Registry note to say that the land is subject to any covenants as may have been imposed thereon before 29 July 2016 and are still subsisting and capable of being enforced.

## Rates

We are advised that the 2017 Rateable value of the properties are:

Police Station & Wendy House	£70,000
Accommodation Block	£2,700

In addition the residential element of the Accommodation block is council tax band D and the total amount payable for 2017/18 is £1,390.61.

## Planning

The site is located within the Town Centre, but not within the primary shopping area, and is not listed or within a conservation area. Based on its Town Centre location, in principle, the following uses would be acceptable; retail, leisure, sport and recreation, entertainment, food and drink, hotels, offices or residential, subject to planning.

All interested parties should make their own planning enquiries with the Local Planning Authority.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

VAT is not payable on the transaction.

## Energy Performance

The buildings have Energy Performance Ratings of:

Police Station:	D87
Wendy House:	E119
Accommodation Block:	D85

## Method of Sale

Offers are invited for the freehold interest, via informal tender by noon on Tuesday 7 November 2017. A bidders instruction letter is available on request.

*For indicative purposes only*



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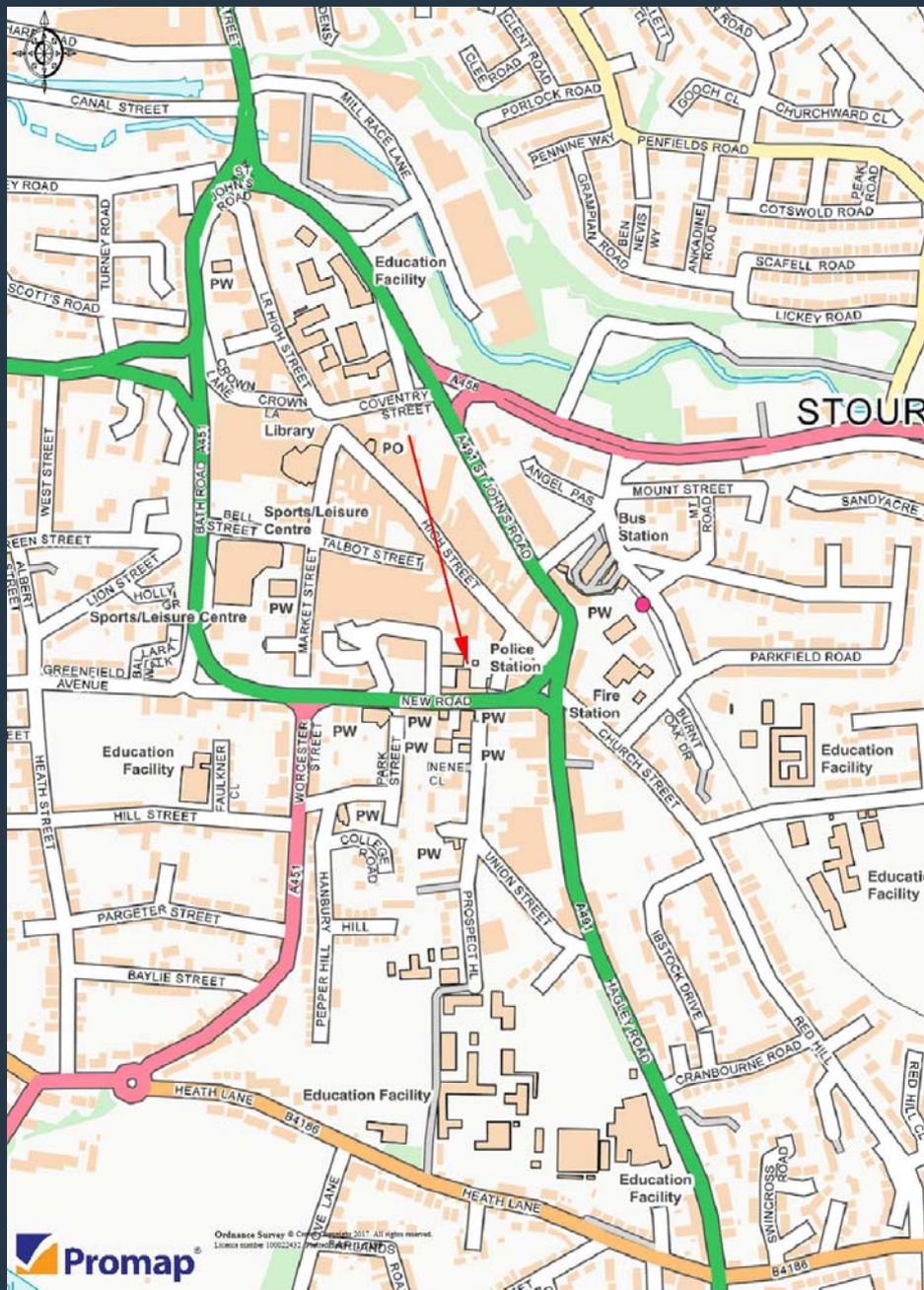
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