

For indicative purposes only

FOR SALE

Exciting Redevelopment Opportunity
1.72 Acres (0.70 Ha)

Former County Buildings

Fire & Police Station, Foundry Street, Stourport, DY13 8EB



COUNTY BUILDINGS, FOUNDRY STREET, STOURPORT, DY13 8EB



**Former County Buildings, Fire and Police Station,
Foundry Street, Stourport, DY13 8EB**



Exciting redevelopment opportunity.

- Former County Buildings, Fire and Police Station Site
- Existing buildings to be demolished
- Site to be sold as a cleared site basis
- 1.72 acres (0.70 ha)
- Highly prominent town centre location
- Freehold with vacant possession

On the instructions of:



worcestershire
county council



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Promap

LANDMARK INFORMATION

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Plotted Scale - 1:1500. Paper Size - A4



Exciting Redevelopment opportunity

Location

The property is known as County Buildings which lies in a highly prominent location at the junction of Vale Road, Worcester Street and Foundry Street in Stourport on Severn.

Stourport on Severn itself is situated within the County of Worcestershire and lies approximately 20 miles south-west of Birmingham and 12 miles north of Worcester.

Stourport on Severn has a population of just over 20,000. It is a canal town of Georgian origins located in the heart of the Severn Valley.

The River Severn, River Stour and the Staffordshire and Worcestershire Canal all surround and intersect the town.

As a result, Stourport has developed into a popular tourist destination.

The town centre provides a wide range of shops, both National and independent retailers, cafes, restaurants and pubs.

Description

The site previously housed the Library, Coroners Court, Medical Centre, Fire Station and Police Station, all of which will be demolished by the vendor, Worcestershire County Council (WCC).

Planning

The site is located within the town centre of Stourport on Severn and is identified as a redevelopment opportunity within the Wyre Forest District Council Allocation and Policies Local Plan.

It is currently allocated under Policy SAL.STC2 as part of a larger site for mixed use development. Part of the larger site (located on Tan Lane) has now been developed and therefore emerging policy MI/1 allocates the County Buildings site as a residential redevelopment site, with potential for community uses, with an indicative capacity of 40 dwellings. We recommend that interested parties make their own enquiries with the Local Planning Authority.

Demolition

WCC have awarded a demolition contract and works have commenced. Completion of the demolition is due to complete in Autumn 2024.

All buildings will be demolished to slab level.

Note: The ramp located in the north east of the site will remain in situ and will not be removed as part of the demolition works. This ramp provides access from ground floor level (on Worcester Street frontage) to the lower ground floor level and rear car parking area (on Foundry Street frontage).

Tenure

The site is offered on a Freehold basis and will be sold with vacant possession on completion.

Guide Price

Proposals are invited for the site, either on an unconditional basis, or on a subject to planning basis.

Services

It is understood that all mains services are available although prospective purchasers should make their own enquiries.

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

Anti Money Laundering

The successful Purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Local Authority

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

Tel: 01562 732928

Proposals

Offers are invited for the site. Offers will be considered either on an unconditional or conditional basis.

All proposals should specify the following:-

1. Price
2. Conditions
3. Proposed development
4. Timescales
5. Source of funding

VAT

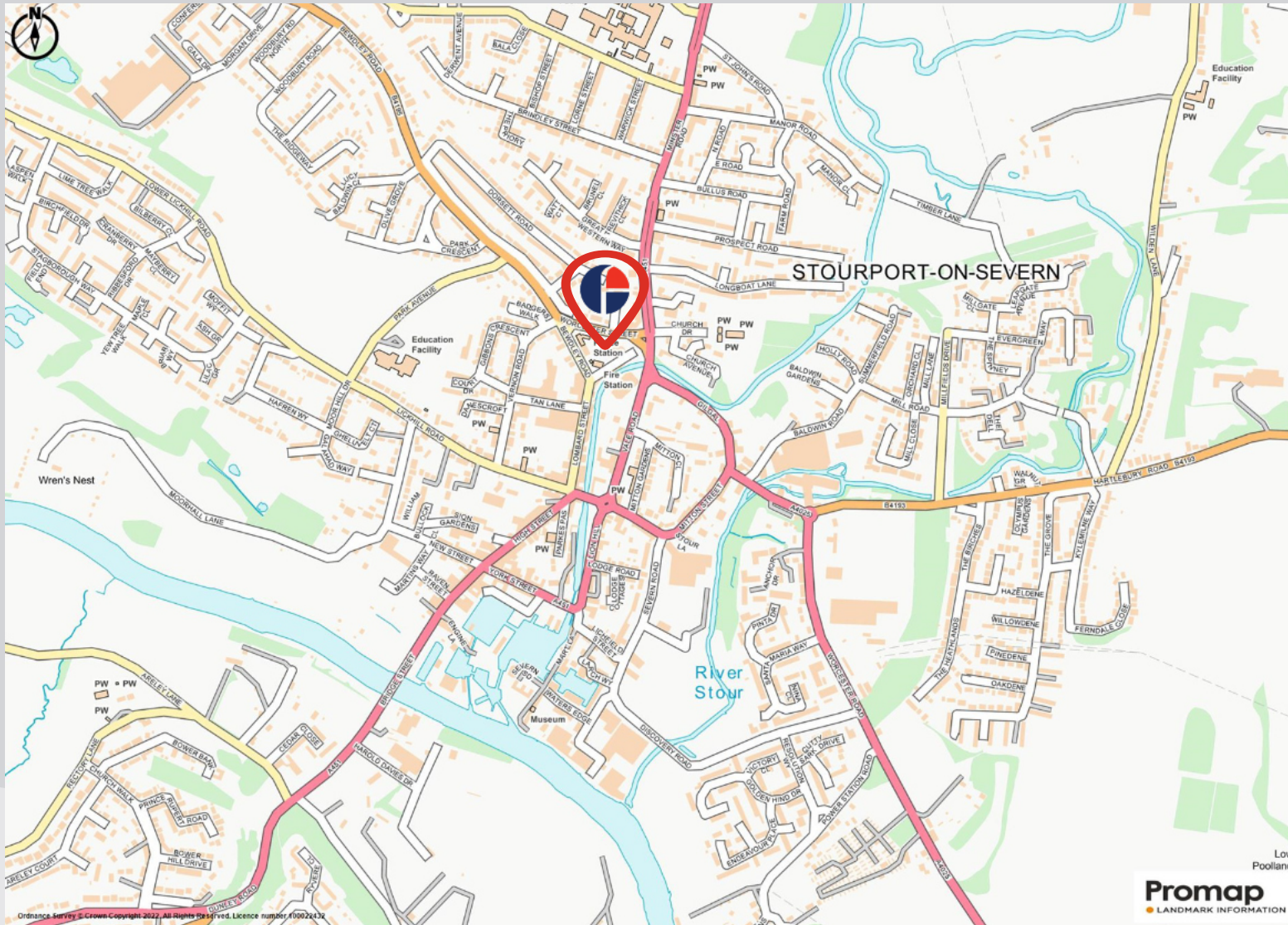
We understand that the site has not been elected for VAT purposes. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewings

Block viewings to be undertaken. Please register your interest with the agent.



COUNTY BUILDINGS, FOUNDRY STREET, STOURPORT, DY13 8EB



Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- Worcester - 11 miles
- Kidderminster - 4 miles
- Birmingham - 22 miles



Nearest Station

- Kidderminster - 4.1 miles



Nearest Airport

- Birmingham - 36.8 miles



Please Note

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