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## Broomfield Green

Kidderminster, DY11 6AN

Freehold | Redevelopment Opportunity | 1.73 Acres (0.7 Hectares)

**FOR SALE**



## Location

The site is located off Broomfield Road, a short distance to the northeast of Kidderminster town centre.

Kidderminster is a market town in the county of Worcestershire with a population of approximately 58,000.

It is located approximately 12 miles to the north of Worcester and 19 miles to the southwest of Birmingham.



## Description

The site comprises the northern half of Kidderminster Police Station, which has been declared surplus to requirements. The Police Station will be retained and remain operational.

The 1.73 acre (0.7 ha) site comprises 8 former police houses (4 detached and 2 pairs of semi-detached) together with their respective gardens, large car park and amenity space. The site has extensive frontage to Broomfield Road.

Some of the former police houses are still in use, providing storage and administration facilities whilst others are vacant.

The site will be sold with full vacant possession.



## Accommodation

### Description

No's 1-4 - 3 bedroom semi detached houses

No's 5-8 - 4 bedroom detached houses with garages

### Total Site Area

1.73 acres

0.7 hectares





## Further information

### Planning

An informal pre-application enquiry has been made to Wyre Forest District Council to establish the potential for the site to be comprehensively redeveloped for residential (C3) or care (C2) use. Both uses are considered acceptable in principle, subject to site specific considerations.

The conversion/refurbishment of the former police houses is also supported in principle.

Further advice has been sought from Worcestershire County Council Highways Authority in respect of access off Broomfield Road to service any proposed development.

### Tenure

Freehold.

Vacant possession upon completion.

### Services

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

### Local Authority

Wyre Forest District Council  
01562 732 928

### Anti Money Laundering

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

### VAT

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

### Viewings

Strictly by prior arrangement with the sole agents.

### Proposals

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

All proposals should specify the following:

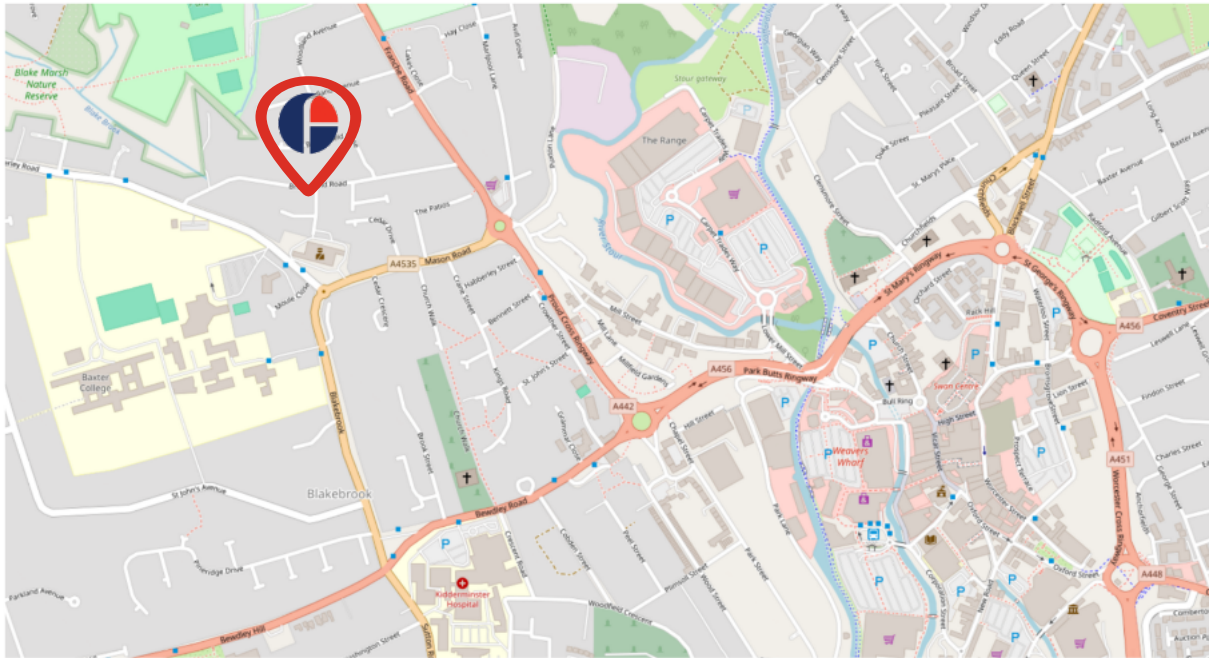
- Price.
- Conditions.
- Proposals for the site.
- Timescales.
- Source of funding.

### Information Pack

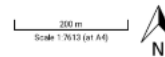
An information pack is available for prospective purchasers upon request.



# Broomfield Road, Kidderminster



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Kidderminster - 0.9 miles</li><li>• Worcester - 15.2 miles</li><li>• Birmingham - 19.4 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Kidderminster - 1.7 miles</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Birmingham International - 31.6 miles</li></ul>

	<b>Viewings</b>
	<b>Richard Tomlinson</b> <ul style="list-style-type: none"><li>01905 728 432</li><li>07967 195 147</li><li>richard.tomlinson@fishergerman.co.uk</li></ul>
	<b>Max Fellows</b> <ul style="list-style-type: none"><li>0121 426 0888</li><li>07974 431 239</li><li>max.fellows@fishergerman.co.uk</li></ul>

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Particulars dated November 2024. Photographs dated December 2024.

