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Wishing Well Nursery

Perdiswell School Bungalow, Bilford Road,
Worcester, WR3 8QA

Freehold
Day Nursery

827 sq ft (76.8 sq m)



For Sale | Guide Price £195,000



Key information

Guide Price
£195,000

Rateable value
£8,200

Title
Part of WR117138

Wishing Well Nursery

Description

The property comprises a detached former bungalow, situated on a site of approximately 0.10 acres. The building is of traditional brick construction beneath a pitched, asbestos tiled roof. It has the appearance of a dwelling but has been occupied as a nursery.

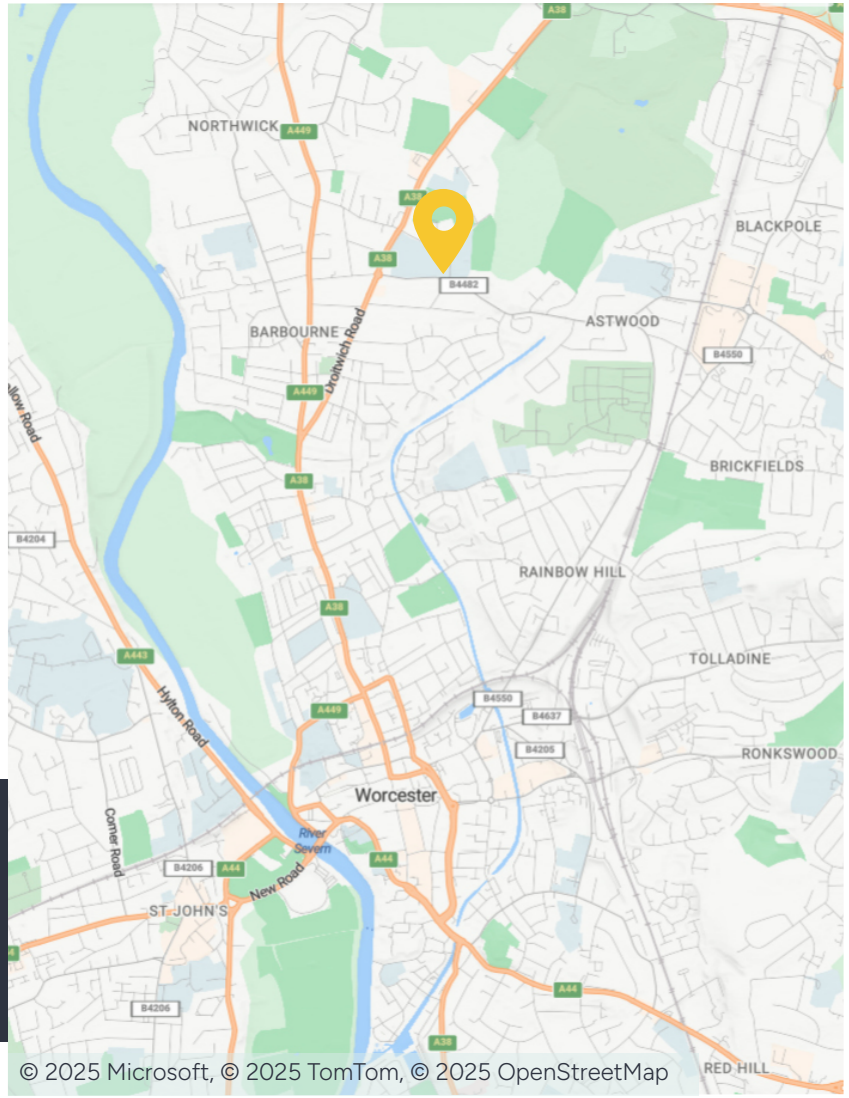
Internally, the accommodation is arranged to provide a number of cellular rooms, comprising three principal rooms together with a kitchen and WC facilities. The property benefits from a mixture of carpet and laminate floor coverings, painted and plastered walls and ceilings, and UPVC double-glazed windows.

Externally, the property benefits from a forecourt car park providing approximately 3/4 parking spaces, together with a rear garden/yard area and a small external store to the side of the building.

Location

The property is situated on Bilford Road, within an established residential area to the north of Worcester city centre. The property is located adjacent to Tudor Grange Primary Academy and is currently part of a larger title which includes the school.

The location benefits from good accessibility to Worcester City Centre, which lies approximately 1.5 miles to the south providing a range of retail, leisure and professional services. The surrounding area is well served by local amenities, schools and public transport links, with Worcester Foregate Street and Worcester Shrub Hill railway stations both within close proximity. The property also benefits from convenient access to the A449, providing direct connections to Junctions 6 of the M5 motorway and the wider Midlands motorway network.



Accommodation

	Imperial	Metric
Existing Building	827 sq ft	76.8 sq m
Site Area	0.10 acres	0.04 hectares

Locations

Worcester: 1.6 miles
Droitwich: 5 miles
Birmingham: 30.9 miles

Nearest station

Worcester Foregate St Station: 1.6 miles

Nearest airport

Birmingham: 35.6 miles

Further information

Planning

The site was formerly used as a day nursery, with planning permission granted on 30 November 1993 for operation as a day nursery with a maximum capacity of 15 children.

Tenure

The site is offered on a Freehold basis, part of the title number WR117138 will be sold with vacant possession upon completion.

Guide Price

£195,000 subject to contract.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £8,200

Legal Costs

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





Further information

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

We understand that mains services are available to the property namely mains water, gas and electric. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is to be confirmed.

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).

Viewings

Strictly by prior arrangement with the sole agents.





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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated September 2026. Photographs dated August 2026.