

**fisher
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35 Worth Crescent

Freehold
Care Home

Stourport on Severn, DY13 8RR

5,324 Sq Ft (494 Sq M) on
0.57 Acres (0.23 Hectares)



For Sale | £500,000



Key information



Price

Offers based on
£500,000



Site Area

0.57 Acres



Freehold

Potential Development
Opportunity



Title

WR117138 &
WR109895

35 Worth Crescent

5,324 Sq Ft (494 Sq M)

Description

The property comprises a two-storey detached building situated on 0.57 acres, currently utilised as a Care Home. The building is of traditional brick construction beneath a part flat felt roof and pitched, tiled roof. It has been extended over time.

Internally, the property is arranged to provide predominantly cellular accommodation, comprising nine bedrooms, six bathrooms/en-suite facilities (some of which have been recently refurbished), a kitchen, dining room and lounge. The property benefits from uPVC double-glazed windows, a mixture of lino and carpet floor coverings, painted and plastered walls, and fluorescent strip lighting throughout.

Externally, there is a large garden to the rear, a triple garage and approximately 12 car parking spaces to the front.

Location

The property is situated on Worth Crescent, within a well-established residential area of Stourport-on-Severn. The surrounding locality comprises a mix of similar residential dwellings, providing a settled and community-oriented environment.

The location benefits from close proximity to Stourport-on-Severn town centre, located approximately 1 mile to the south-west, which offers a range of day-to-day amenities including independent shops, cafes, restaurants and local services, together with leisure facilities focused around the town's riverside and canal basins

The property is conveniently positioned for access to the A451 and A449, which in turn provide connectivity to Kidderminster, Worcester and the wider West Midlands motorway network, facilitating onward travel to Birmingham and the surrounding regional centres.

Accommodation

Description	Sq Ft	Sq M
Existing Building including garages (GIA)	5,324	494
Site Area	0.57 Acres	0.23 Hectares

Locations

Stourport on Severn: 1.6 miles

Kidderminster: 4.7 miles

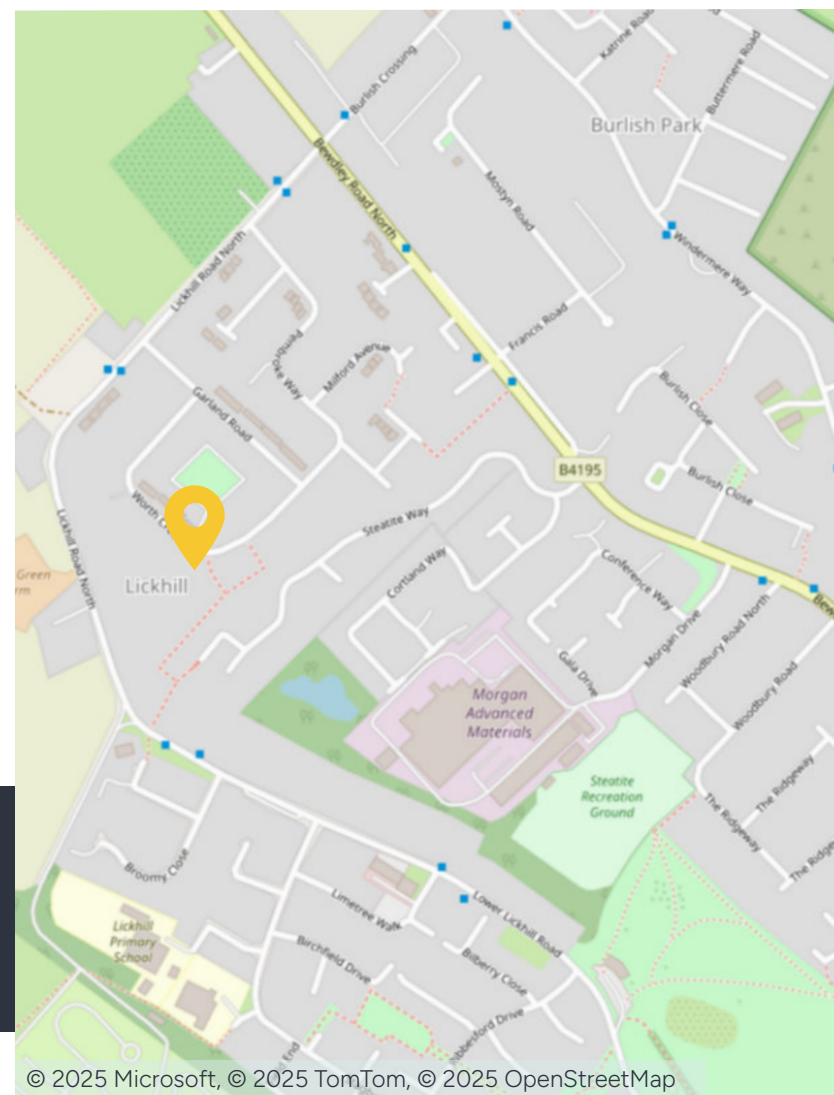
Birmingham: 23.3 miles

Nearest station

Hartlebury: 4.4 miles

Nearest airport

Birmingham International: 37.7 miles



Further information

Tenure

The property is held on a freehold basis, WR117138.

The access off Worth Crescent is held on a separate freehold title WR109895.

Vacant possession upon completion of the sale.

Planning

As the site sits within the defined residential area of Stourport, its re-use and redevelopment will likely be acceptable in principle submit to appropriate site-specific design and assessment. In addition, the site does have potential for wholesale redevelopment.

Alternatively, the property is currently fully operational as a care home and lends itself to continued care use.

Guide Price

Offers based on £500,000. Subject to Contract.

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 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.

Fixtures & Fittings

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

EPC

An EPC is being obtained.

Anti Money Laundering

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

VAT

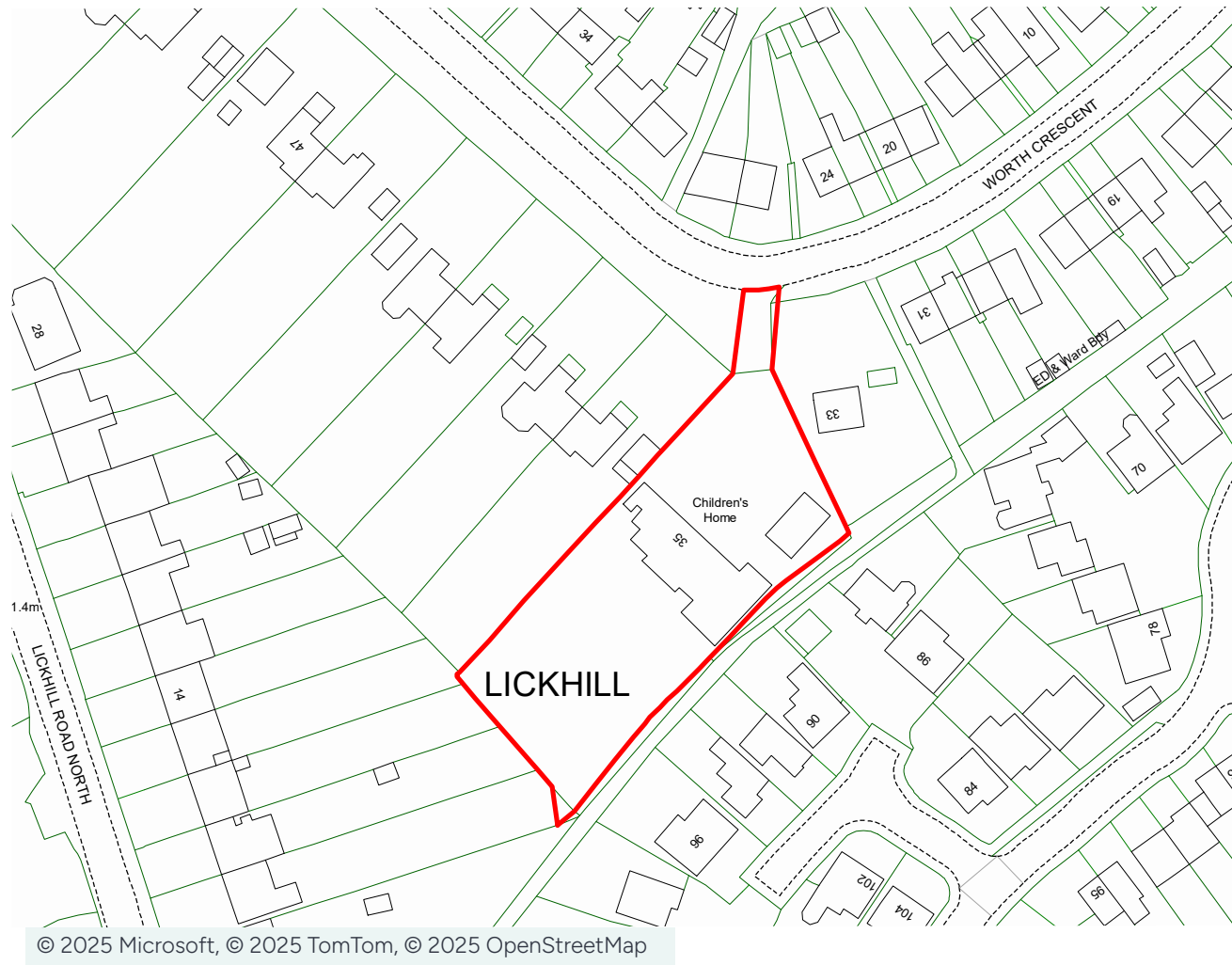
VAT will not be charged on the sale price.

Viewings

Strictly by prior arrangement with the sole agents.



Site Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated June 2026.



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