

**fisher
german**

48 Station Road

Freehold
Care Home

Pershore, WR10 1PD

5,020 Sq Ft (466.4 Sq M)



For Sale | £500,000



Key information



Price
£500,000



Freehold



Site Area
0.35 Acres (0.14
Hectares)



Title
WR117144

48 Station Road

5,020 Sq Ft (466.4 Sq M)

Description

The property comprises a detached building of two-storey and part single-storey construction, situated on a site of approximately 0.35 acres. The building is of traditional brick construction beneath a pitched, tiled roof. It has the appearance of a dwelling house, extended over time.

Internally the building provides a series of bedrooms, communal areas, bathrooms, kitchen and ancillary accommodation, in line with its use as a care facility.

Externally, the property benefits from a small car parking area to front with approximately 6 car parking spaces and a garden to the rear.

Location

The property occupies a corner position on Station Road, within the established residential area of Pershore. The location benefits from good accessibility to Pershore town centre, which is approximately 0.4 miles to the southeast and provides a range of retail, leisure and professional services. The surrounding area is well served by local amenities, schools and public transport links, with convenient access to the A44 which runs through the town providing direct road connections to Worcester, approximately 9 miles to the northwest, and Evesham, approximately 7 miles to the east, with onward access to the wider Worcestershire road network and the M5 motorway beyond.

Accommodation

Description	Sq Ft	Sq M
Existing Building	5,020	466.4
Site Area	0.35 Acres	0.14 Hectares

Locations

Pershore: 0.8 miles

Evesham: 7.9 miles

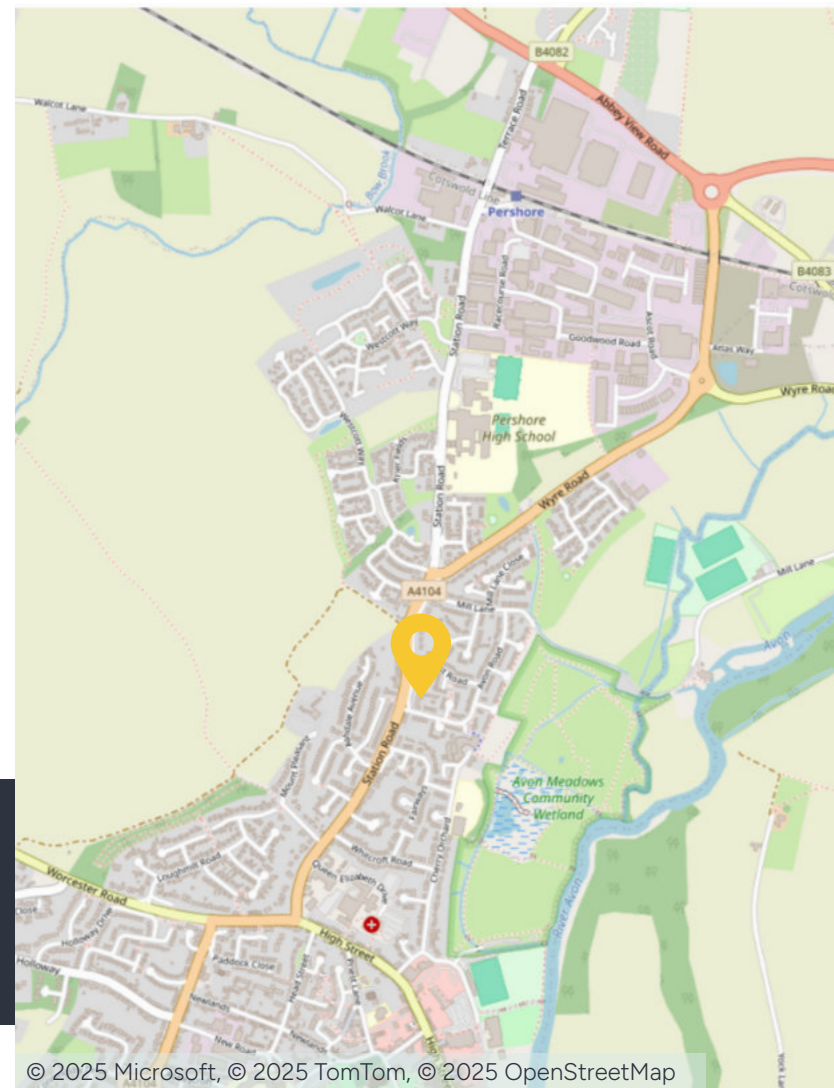
Worcester: 10.2 miles

Nearest station

Pershore: 0.9 miles

Nearest airport

Birmingham International: 37.3 miles



Further information

Tenure

The site is offered on a Freehold basis, title number WR117144 and will be sold with vacant possession upon completion.

Planning

The site is presently used as a residential care home; this use is likely to be considered a Built Community Facility under policy SWDPR 47 of the Local Plan. Any redevelopment or re-use of the site outside of a residential care home use will need to satisfy certain criteria.

Guide Price

£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 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

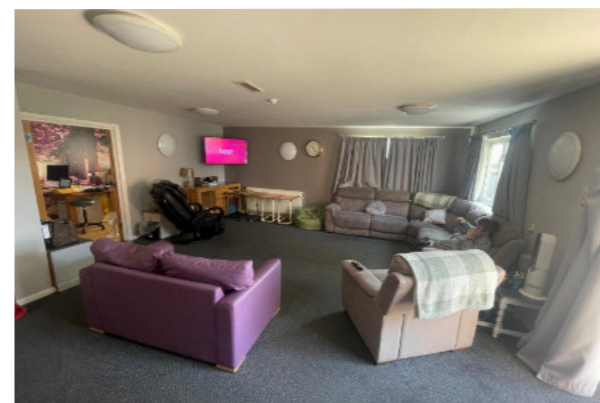
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

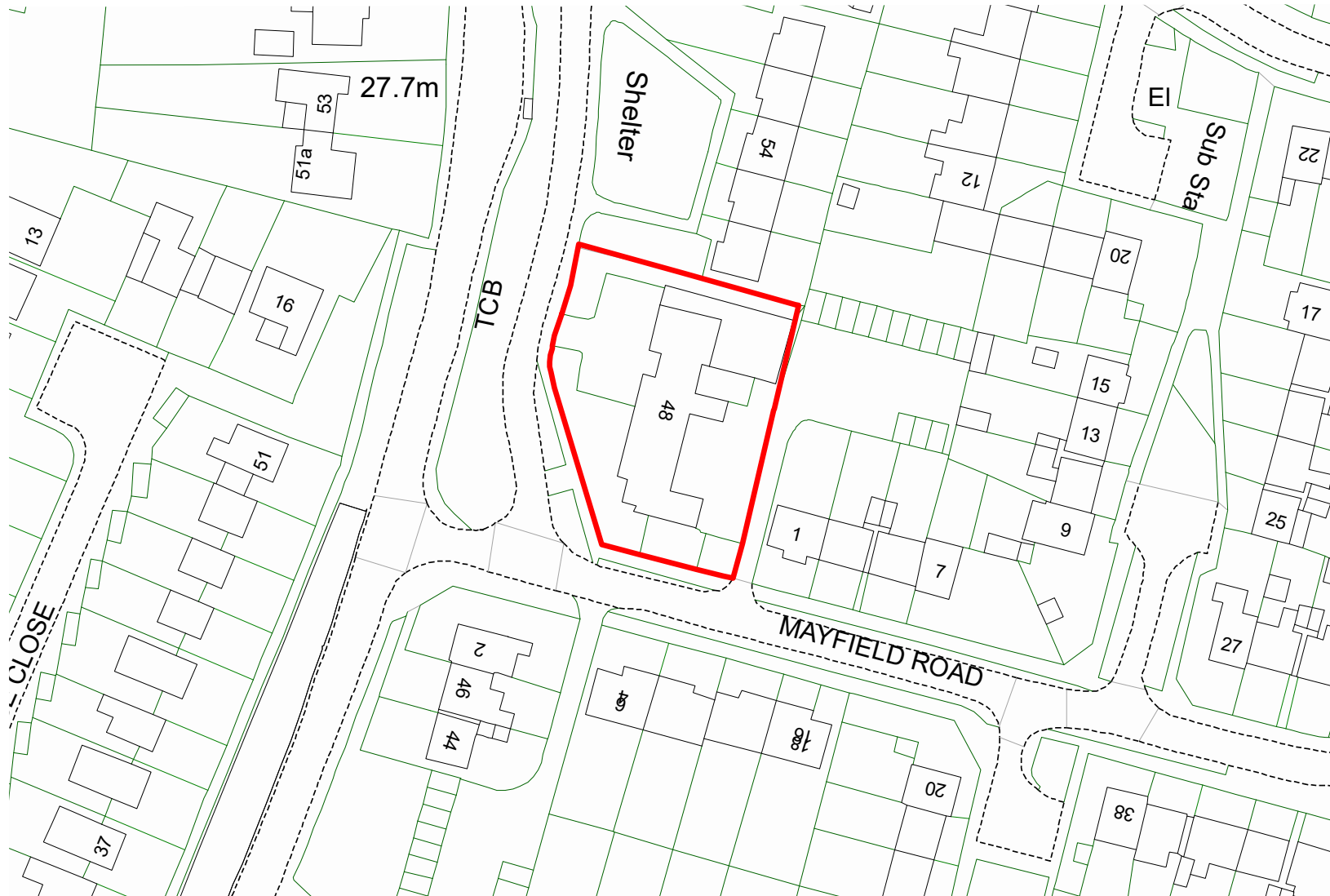
VAT will not be charged on the sale price.

Viewings

Strictly by prior arrangement with the sole agents.



Site Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Richard Tomlinson

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James Allison

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Particulars dated July 2026. Photographs dated June 2026.



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