



FOR SALE

On instructions of Co-op Group Property
Freehold Development Site
Circa 0.17 Acres

Former Car Park,
Henwick Road, Worcester, WR2 5NR



FORMER CAR PARK, HENWICK ROAD



Former Car Park, Henwick Road, Worcester, WR2 5NR



The property is being offered for sale and offers will be sought on either an unconditional or subject to planning basis.

- Potential redevelopment site, subject to planning
- Freehold with vacant possession
- Circa 0.17 acres
- Short walk to Worcester County Cricket Ground and city centre
- Surrounded by a variety of local amenities and Sainsbury's supermarket
- Offers invited on a conditional or unconditional basis



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Freehold development site

Location

The City of Worcester is some 30 miles south west of Birmingham and has a resident population of 102,790 (ONS). The City has good communications being situated on the M5 motorway between Junction 6 and 7, and on the National Rail Network with Worcester Shrub Hill Station in the City centre. The subject property fronts Henwick Road close to the junction with St John (A44), one of the primary routes into the City Centre from the west.

The County Cricket Ground and River Severn are 500 m to the east with Worcester Bridge giving direct access into the City centre opposite.

The immediate surroundings comprise the St John's neighbourhood with a variety of local businesses, together with St John's Church, library, bank, post office, pharmacy and major supermarket, all in close proximity.

Description

The site comprises the former staff car park associated with the now closed Co-op store located on the western side of Henwick Road. The site is bounded by Henwick road to the west, residential to the north and east and commercial premises to the south.

Adlington Retirement Living submitted a planning application for the redevelopment of the former Co-op store in June 2022 to include demolition of the former supermarket and construction of 2 and 3 storey buildings to provide 62 retirement apartments with specialist care.

Accommodation

Circa 0.17 acres.

Tenure

Freehold. The boundaries of the site are outlined on the OS extract for identification purposes only. The property is being offered for sale and offers will be sought on either an unconditional or subject to planning basis.

Local Authority

Interested parties should make their own enquiries with the local authority, Worcester City Council 01905 722 233.

Data Room

Information relating to the site can be accessed via a data room and the marketing agents can provide a link for the data room upon application. The contents are for information purposes only and are not to be relied upon.

Legal Costs

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

Anti Money Laundering

The successful tenant/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 tenant/purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

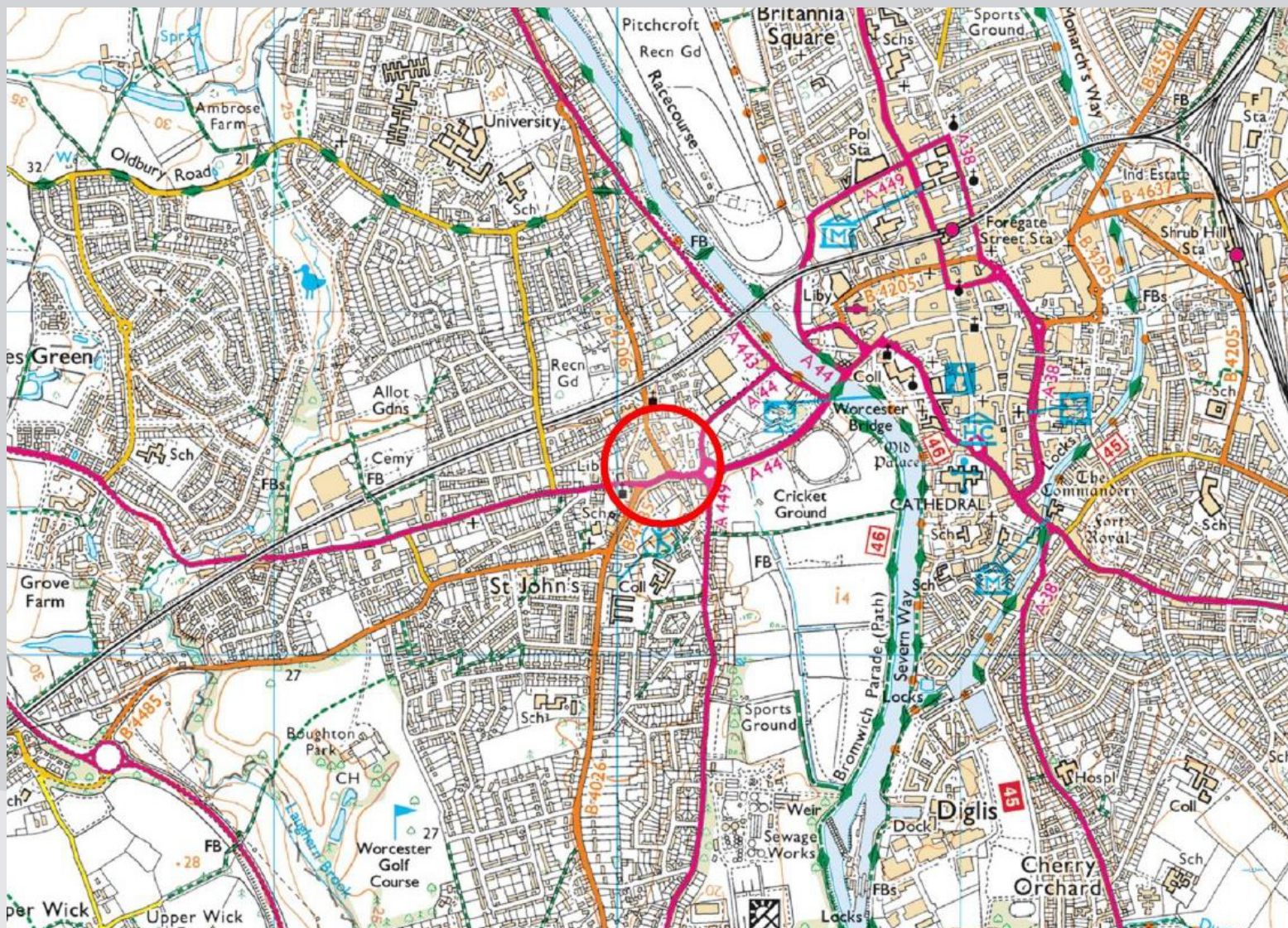
Strictly by prior arrangement with Fisher German or our joint agents Hartnell Taylor Cook.

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Hartnell
Taylor Cook



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Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- Worcester - 1.3 miles
- Kidderminster - 16.3 miles
- Birmingham - 32.4 miles



Nearest Station

- Worcester Foregate St - 1.4 miles



Nearest Airport

- Birmingham Int - 38.2 miles



Please Note

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