

4 College Yard
Worcestershire





Welcome to

4 College Yard

Worcester, Worcestershire, WR1 2LA

A rare opportunity to transform this magnificent five storey Grade II listed Georgian property into an exceptional city residence, enjoying sweeping views of the Cathedral and rich in period character, it invites a visionary buyer to create a truly distinguished home in one of the city's most historic settings.

Accommodation over 4 floors with cellars below. Approximate Gross Internal Floor Area 5,303 square feet.

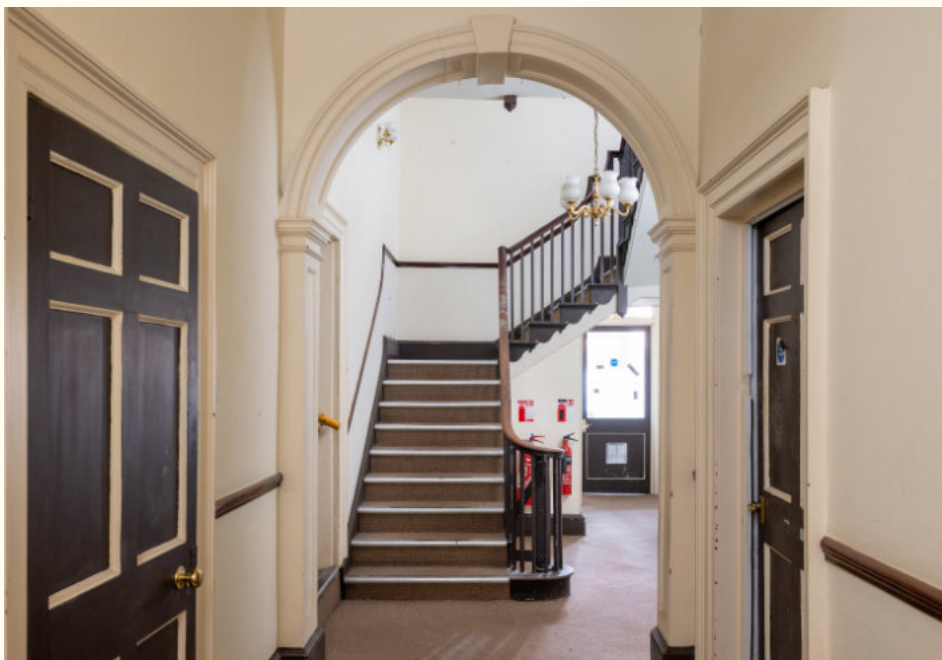




A rare Georgian gem overlooking the Cathedral

Description

- 4 College Yard is an exceptional four-storey residence rich in heritage and architectural elegance. This distinguished property showcases an array of period features, including graceful fanlights, original stone flooring, marble-surround fireplaces, traditional sash windows with shutters, semi-circular feature windows, ornate coving, tall ceilings, deep skirting, moulded cornices, an impressive open-well mahogany staircase, picture rails and charming bay windows.
- Currently arranged as offices, the building benefits from approved planning permission to return it to a private residence. This presents a rare opportunity to create a truly remarkable city home in one of Worcester's most historic settings, complete with captivating views of Worcester Cathedral.



Gardens and grounds

- The walled courtyard garden offers a private outdoor retreat which is low maintenance, and perfect for relaxed mornings or stylish alfresco evenings. A parking space outside the property in College Yard will be sold with the property

Situation

4 College Yard, Worcester, WR1 2LA, occupies an exceptional position in the heart of the Cathedral Quarter, one of the city's most atmospheric and architecturally significant locations. Set within a quiet, characterful enclave beside the ancient precincts, the property enjoys captivating views of Worcester Cathedral, with its soaring Gothic tower and historic stonework forming a dramatic backdrop to daily life.

Surrounded by elegant period buildings, cobbled approaches, and landscaped green spaces, College Yard offers a rare blend of tranquillity and convenience.

Step outside and the best of Worcester unfolds around you. Riverside walks along the Severn, artisan cafés, independent boutiques, and acclaimed restaurants are all within a short stroll. The city's cultural life from concerts at the Cathedral to performances at Huntingdon Hall becomes an effortless extension of your own.

For families, the proximity to King's Worcester, RGS Worcester, and other leading schools places exceptional education within easy reach. For commuters, Foregate Street and Shrub Hill stations offer seamless connections to Birmingham, London, and beyond.

4 College Yard is a home for those who appreciate beauty, heritage, and a lifestyle enriched by culture and convenience. It is a place where history frames your everyday life, where the city's finest amenities sit at your fingertips, and where every window offers a reminder of Worcester's timeless charm.



Travel distances

Droitwich - 7.5 miles

Birmingham - 28 miles

Cheltenham - 27 miles

Nearest stations

Worcester Foregate Street 0.5 miles

Worcester Shrub Hill - 0.8 miles

Worcestershire Parkway - 7 miles

Nearest airports

Birmingham Int. - 39 miles

Services

Mains water, gas, electricity and drainage are connected.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 80 Mbps (data taken from checker.ofcom.org.uk on 14/05/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 14/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Tenure

The property is to be sold freehold with vacant possession.

Method of sale

The property is offered for sale by Private Treaty method. However the vendor reserves the right to conclude the sale by an alternative method if required.

Local Authority

Worcestershire County Council

Public rights of way, wayleaves, easements and common parts

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

The property has doorways that currently connect through to 5 College Yard. The purchaser of 4 College Yard will be responsible for closing these up.

The property will be responsible for a fair proportion of the cost of maintaining the raised pathway to the front of the property. A parking space on College Yard will be sold with the property and this will be available at all times except large Cathedral events when the Yard must be cleared of all cars.

Planning

The selling agents will not provide advice/guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Status of seller

As a charity, we are bound to comply with the law and our governance agreements when dealing with our land. This means that we have a legal duty to secure the best terms that can reasonably be obtained on disposal. During the sale process, we therefore reserve the right to continue to consider all offers received, at our discretion, up until exchange of contracts.

Viewings

Strictly by appointment through Fisher German LLP.
01905 726220
worcesteragency@fishergerman.co.uk

Directions

Postcode – WR1 2LA
what3words – slimey.blues.mutual

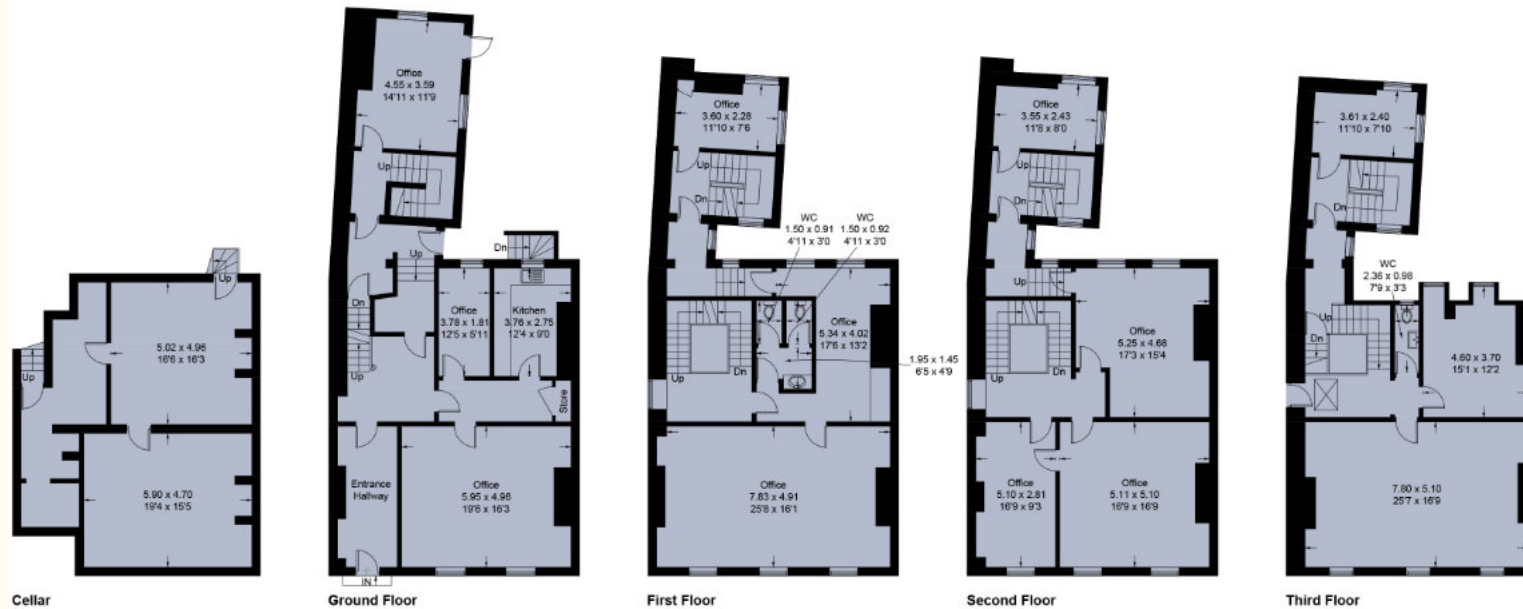


4 College Yard, Worcester

Approximate Gross Internal Area = 417.2 sq m / 4491 sq ft

Cellar = 75.4 sq m / 812 sq ft

Total = 492.6 sq m / 5303 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2026. Photographs dated June 2026.



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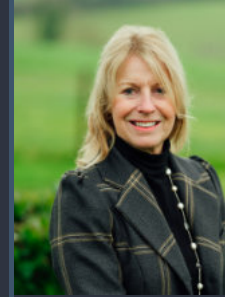


Will has over 25 years' experience in The Three Counties and handles the sale of prime Country Houses, Farms and Estates across the region.

Will Kerton

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Jo covers Worcestershire, Herefordshire and the West Midlands, with over 20 years' experience in the sale of City and rural properties. She has a passion for property and takes pride in understanding her client's needs.

Joanne McElevey

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