



MILLSBOROUGH HOUSE

Ipsley Street, Redditch, Worcestershire, B98 7AL

PART-COMPLETE RESIDENTIAL-LED REDEVELOPMENT OPPORTUNITY FOR SALE

UNBROKEN FREEHOLD COMPRISING FOUR FORMER INDUSTRIAL BUILDINGS WITH
PLANNING CONSENT FOR 100 APARTMENTS & 12 COMMERCIAL UNITS

FOR SALE

ON BEHALF OF FIXED CHARGE/JOINT LPA RECEIVERS

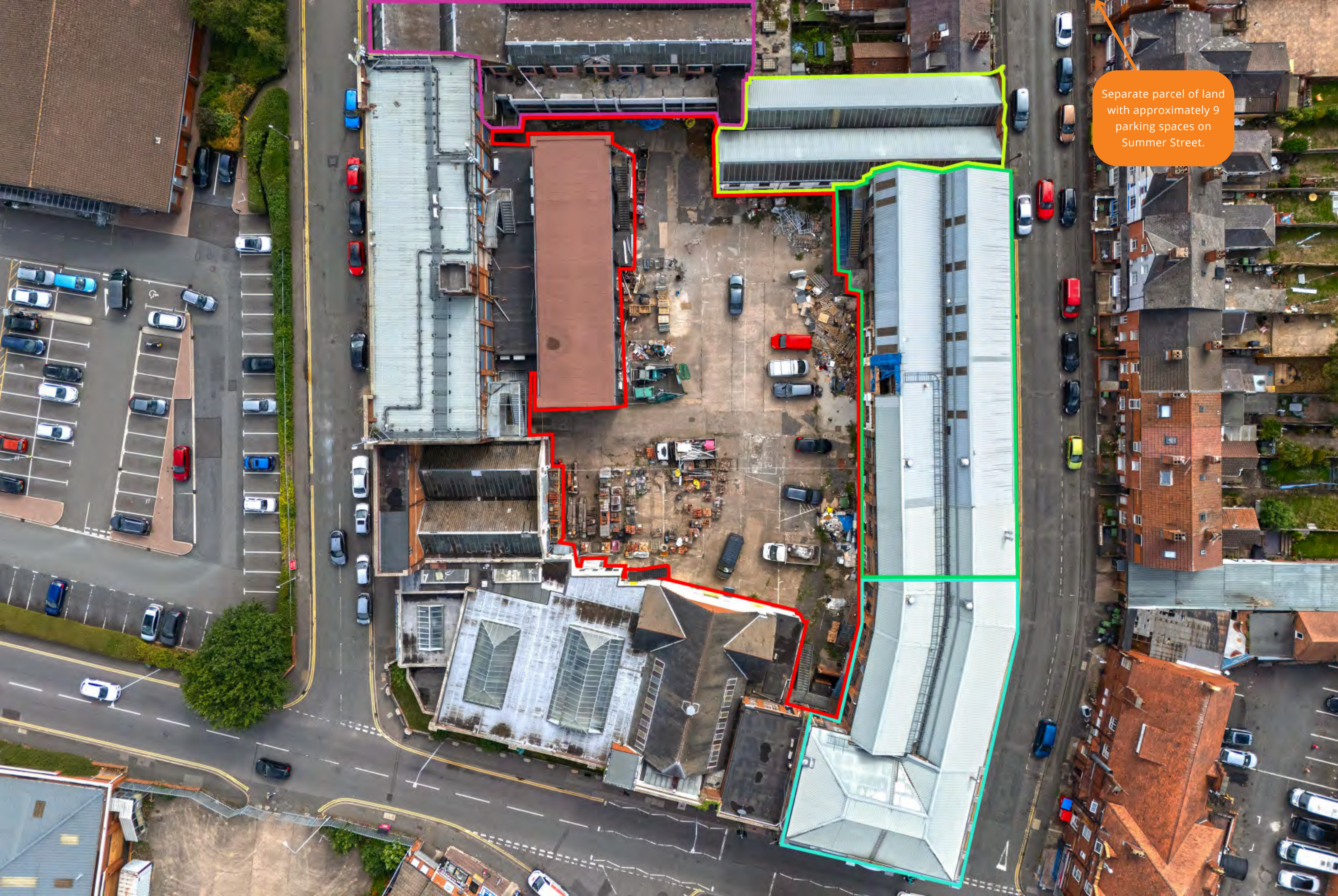
RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Freehold.
- Rare unbroken redevelopment opportunity comprising four former Edwardian/1930s industrial buildings (Units 2, 3, 4 & 5) arranged around a central courtyard.
- 79 Apartments at varying stages of conversion to residential use.
- Further consent for an additional 21 apartments.
- Separate parcel of land with approximately 9 parking spaces on Summer Street.
- Full planning consent for a residential-led scheme totalling 100 apartments on completion (a mix of 1, 2 & 3 bed) plus 12 commercial/office units.
- Total consented NSA of c.66,406 sq ft on completion (59,379 sq ft residential / 7,027 sq ft commercial).
- Approximately 45 car parking spaces and proposed communal gym / co-working amenity space.
- Strategically located in the centre of Redditch, within walking distance of the town centre and Redditch train station.
- Offers are invited for the benefit of the Freehold interest (price on application).





Separate parcel of land
with approximately 9
parking spaces on
Summer Street.

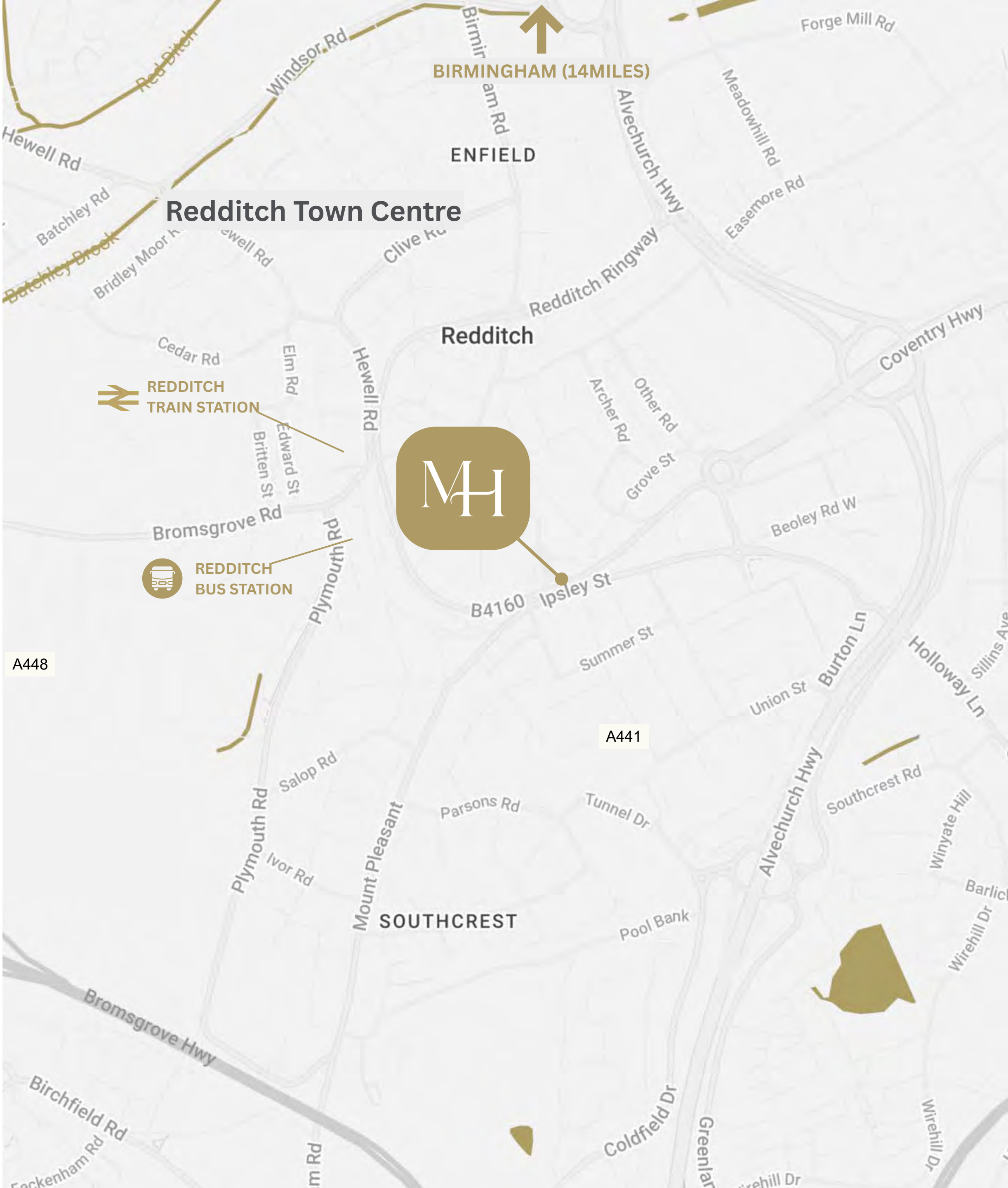
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Internal car park



LOCATION

Millsborough House occupies a central position within Redditch, a large town in north-east Worcestershire located circa 14 miles south of Birmingham city centre, 16 miles north-west of Stratford-upon-Avon and 20 miles north-east of Worcester (2021 Census population circa 87,000).

The property is situated immediately south of Redditch Ringway (B4160) and fronts Lodge Road, Summer Street, Millsbro Road and Ipsley Street, within a mixed-use area comprising Victorian terraced housing, small industrial units, secondary offices and retail warehousing. Redditch town centre and the Kingfisher Shopping Centre lie immediately north-west of the property.



CONNECTIVITY

Redditch train station is located circa half a mile (a 15-minute walk) north-west of the property, providing regular services to Birmingham New Street. Redditch bus station is adjacent, with further bus stops immediately north of the property on Ipsley Street serving Redditch town centre, Washford, Kings Heath, Worcester and Bidford-on-Avon.

Redditch station provides direct services to Birmingham New Street.

Regular bus services run from stops on Ipsley Street to Redditch town centre, Washford, Kings Heath, Worcester and Bidford-on-Avon.

The A435 provides access to Junction 3 of the M42 (circa 3 miles), the A441 to Junction 2 of the M42, and the A448 heads west to Bromsgrove and Junctions 4 & 5 of the M5.

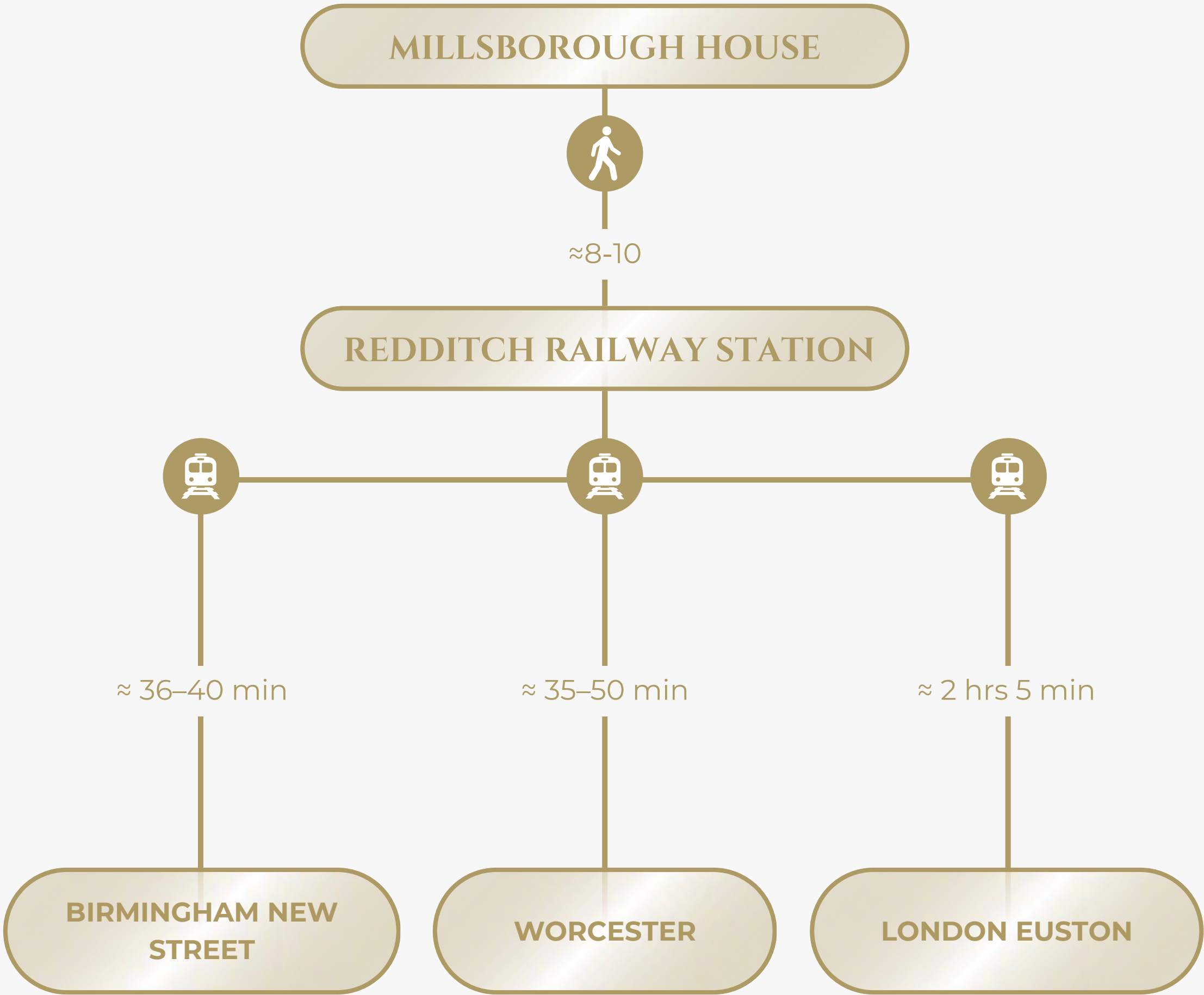
ROAD CONNECTIONS

A441	≈ 10 mins
A435	≈ 12-15 mins
M42 J2	≈ 12 mins
M42 J3	≈ 15 mins

BUS STOP | TRAFFORD PARK | 1 MIN WALK

- 57
- 149
- 149S
- 150
- 247
- 247S

TRAIN CONNECTIONS



THE OPPORTUNITY

The subject property comprises four former industrial buildings (Unit 5 dating from circa 1912, with Units 2, 3 and 4 constructed in the 1930s) and associated yard space, arranged around a central courtyard. The various apartments (79) are at varying stages of conversion to residential use. There is an additional consent for further 21 apartments (see Accommodation Schedule).

Units 3, 4 and 5 are internally connected and share a main access from Ipsley Street. Unit 2 fronts Summer Street and Millsbro Road with a separate access shared with Unit 3.

Upon completion the scheme will provide 100 residential apartments, together with 12 commercial/office units on the lower ground floor of Units 4 & 5, and proposed communal amenity space including a gym and co-working area. The internal courtyard will be landscaped and will provide approximately 45 lined car parking spaces (36 within the courtyard and a further 9 on a separate parcel of land to the south side of Summer Street), with the scheme served by three passenger lifts.

[WATCH THE DRONE TOUR](#) 

TENURE

The property is held Freehold across four titles: WR79324, WR76453, WR94995, WR41609 and HW173844.



 Unit 2  Unit 3  Unit 4  Unit 5  Internal car park



A SELECTION OF IMAGES FROM ONE OF THE PARTLY CONVERTED APARTMENTS

PLANNING

The property falls within the jurisdiction of Redditch Borough Council. Planning policy is set out in the Borough of Redditch Local Plan No.4 (2011-2030), with the site falling within Policy 30 (Town Centre and Retail Hierarchy), Policy 31 (Regeneration for the Town Centre) and Policy 33 (Use of Upper Floors). The property is not Listed nor located within a Conservation Area.

A comprehensive planning history sits behind the scheme, with prior approval (Class MA) and full planning consents secured individually across Units 2, 3, 4 and 5, together with two roof-top extensions and a change of use to the connecting link block. The table below summarises the position by unit.

SECTION 106 AGREEMENT

The property falls within the jurisdiction of Redditch Borough Council. Planning policy is set out in the Borough of Redditch Local Plan No.4 (2011-2030), with the site falling within Policy 30 (Town Centre and Retail Hierarchy), Policy 31 (Regeneration for the Town Centre) and Policy 33 (Use of Upper Floors). The property is not Listed nor located within a Conservation Area.

TITLE PLAN



For identification purposes only.

PLANNING SUMMARY

UNIT	DESCRIPTION	PLANNING REF	DECISION
Unit 2	Conversion of existing Unit 2 into 14 apartments (first and second floors)	2014/321/FUL	Granted, subject to S106 – 08 Apr 2016
Unit 2	Replacement of existing roof structure with a new 2-storey roof top extension comprising 9 x 2 bedroom residential apartments	22/00902/FUL	Granted – 28 Oct 2022
Unit 2	Change of use to residential (Class C3) to form 7 apartments over the ground floor (Class MA prior approval)	24/00381/CUPRIO	Granted – 1 Jul 2024
Unit 3	Change of use to residential (Class C3) to form 12 apartments over the ground and first floors (Class MA prior approval)	22/01280/CUPRIO	Granted – 17 Nov 2022
Unit 3	Replacement of existing roof structure with a new single-storey roof top extension comprising 5 residential apartments	23/01344/FUL	Granted – 23 Mar 2024
Unit 4	Change of use to residential (Class C3) to form 30 x 1-bed apartments over ground, first and second floors (Class MA prior approval)	22/00051/CUPRIO	Granted – 9 Mar 2022
Unit 5	Change of use to residential (Class C3) to form 25 apartments over ground, first and second floors (Class MA prior approval)	22/00132/CUPRIO	Granted – 29 Apr 2022
Whole Site	Demolition of the existing connection between buildings and erection of a single-storey extension in its place; change of use from storage to retail (Class E)	22/00781/FUL	Granted – 18 Jul 2022

*This planning summary is provided for guidance only; interested parties must carry out their own due diligence.

ACCOMMODATION SCHEDULE

Units 4 and 5 have been fully converted to their consented apartment count. Units 2 and 3 are partially converted, with the balance of their consented apartments not yet built. The three tables below set out the existing (already-converted) accommodation, the consented additional accommodation still to be built, and the combined total upon completion.

EXISTING ACCOMMODATION (PARTIALLY CONVERTED)

UNIT	EXISTING APARTMENTS	EXISTING NSA (SQFT)	STATUS
Unit 2	14 (2-bed, 1st & 2nd floor)	9162	Converted
Unit 3	12 (10 x 1-bed, 2 x 2-bed, ground & 1st floor)	5850	Converted
Unit 4	28 (26 x 1-bed, 2 x 2-bed)	15475	Converted – complete
Unit 5	25 (18 x 1-bed, 7 x 2-bed)	16233	Converted – complete
EXISTING TOTAL	79	46,720	

CONSENTED ADDITIONAL ACCOMMODATION (NOT YET BUILT)

UNIT	CONSENTED ADDITIONAL APARTMENTS	ADDITIONAL NSA (SQFT)	BASIS
Unit 2	7 (ground floor)	-	Class MA prior approval 24/00381/CUPRIO
Unit 2	9 (2-bed duplex penthouses, 3rd/4th floor roof extension)	-	Full permission 22/00902/FUL
Unit 3	5 (new 2nd floor: 2 x 2-bed, 3 x 1-bed)	-	Full permission 23/01344/FUL
UNIT 2 & 3 ADDITIONAL TOTAL	21	12,659	



TOTAL ACCOMMODATION UPON COMPLETION

UNIT	TOTAL APARTMENTS ON COMPLETION	TOTAL NSA (SQFT)
Unit 2	30	18,787
Unit 3	17	8,884
Unit 4	28	15,475
Unit 5	25	16,233
Residential Total	100	59,379
Commercial (12 office units – reconfigured from existing basement space)	—	7,027
GRAND TOTAL NSA ON COMPLETION	—	66,406

*Floor areas are indicative and all parties are encouraged to make their own assessments.



ESTABLISHED
1855

MILL STREET

JAMAICAN
Food
01527 591166 01527 591166
EAT IN

PRICE

Upon Application. Offers are invited for the benefit of the Freehold interest (stc).

VAT

TBC

EPC

Available Upon Request

DATA ROOM

[Click Here](#)

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Any information within the sale brochure, data room or provided in any way has been sourced or provided to the receivers and is provided in good faith without any liability whatsoever to the receivers and their agents. Prospective purchases should make their own enquiries.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. September 2026

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

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R I B

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