

**PRIME RESIDENTIAL DEVELOPMENT SITE**  
MILL ROAD STOURPORT ON SEVERN DY13 9BJ



- Residential Development site (STP)
- Close to amenities
- Level site with two road frontages
- Popular residential area
- New Development close by
- Site requires clearing and demolition

Details prepared November 2019

HAGLEY

01562 886 688

KIDDERMINSTER

01562 517 777

STOURBRIDGE

01384 392 371



## LOCATION

The site is situated in the well-established and sought after residential area of Stourport. Placed amongst modern development of housing this site has two road frontages to Mill Road and The Spinney and is of a regular shape and level.

The site will require clearing and the demolition of the large existing house which is in poor condition (please see planning comments below)

## POTENTIAL

- The site has potential for residential homes and apartments .
- Potential 6 /7 three and four bedroom houses
- Established residential area
- 2 road frontages
- Freehold site (subject to right of ways)

## PLANNING

The site had a full planning consent for development dated 16<sup>th</sup> September 2008 for demolition and erection of 7 dwellings (lapsed) A further planning application dated December 2012 for similar development was refused and subsequently went to Appeal which was lost. (Planning records can be seen on the Planning portal or a data room is available from the Agents)

Subsequent to this Appeal the Planning Authority has indicated that the consent to demolish the existing structure would be supported along with residential development of the site. Prospective Purchasers are advised to make their own enquires of the Planning Authority

Wyre Forest District Council  
Wyre Forest House  
Finepoint  
Kidderminster DY11 7WF  
01562 732 928

## TENURE

We understand the property is freehold and free of any onerous conditions. (We recommend prospective Purchasers instruct Solicitors to undertake the necessary searches and due diligence).

The left hand drive to the house from Mill Road is subject to vehicle & pedestrian permanent right of way to 71 & 73 Mill Road.

To the east of the site along its boundary is a public footpath.

## PRICE

Offers are sought in the region of £450,000 - offers will be considered on an unconditional or conditional basis (planning consent only).

## LEGAL & PLANNING COSTS

Each party to pay all own costs in respect of this transaction.

## VIEWING

The site can be seen clearly from the road.

**PLEASE BE AWARE THE SITE IS OVERGROWN AND THE EXISTING HOUSE IS IN POOR CONDITION**

**VIEWERS SHOULD NOT ENTER THE SITE UNACCOMPANIED OR WITHOUT SUPERVISION.**

## COUNCIL TAX

Any prospective purchasers should confirm rates liability with the Local Authority.

## SERVICES

We are not aware of service availability to the site

## VAT

We understand VAT will not be charged on the sale of this property.



**ADJACENT HOUSING DEVELOPMENT**

## GENERAL TERMS

### References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

### Money Laundering

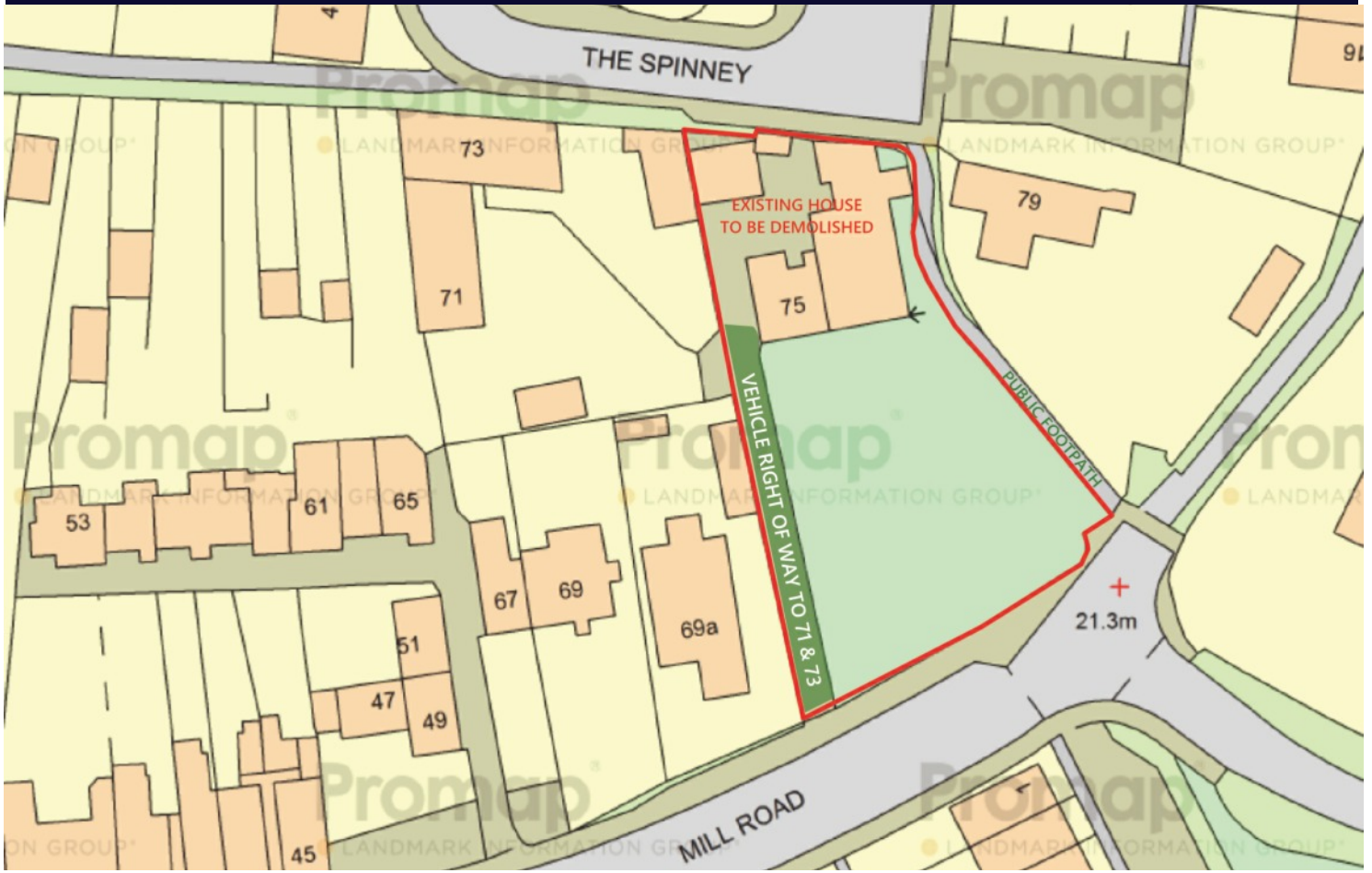
The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

### Fixtures & Fittings

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

### Areas & Dimensions

All areas and dimensions are deemed to be approximate only.



View of the Northern block from within the courtyard.

PLANS & ELEVATIONS  
OF REFUSED  
APPLICATION  
P12/0784/FULL



Aerial view from the West into the courtyard.

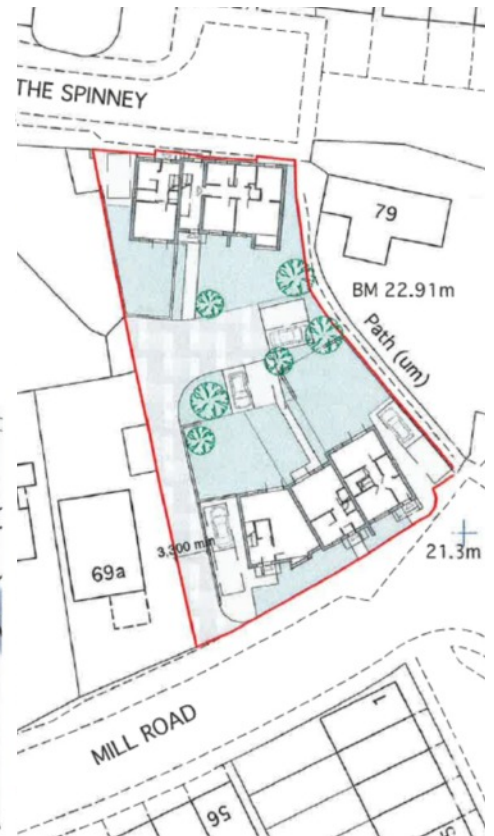




IMAGE COURTESY OF GOOGLE EARTH NOVEMBER 2019

## OUR SERVICES

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- Rent Reviews & Lease Renewals
- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
- Land & New Homes
- Residential Sales & Lettings
- Management

HAGLEY 01562 886 688

• KIDDERMINSTER 01562 517 777

• STOURBRIDGE 01384 392 371

### Registered Office

Walton & Hipkiss is a trading name of  
Walton & Hipkiss (Commercial) Limited  
Registered in England & Wales. Company Number 9795632  
111 Worcester Road, Hagley, West Midlands DY9 0NG



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