



**FOR SALE - COMMERCIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT**  
**GREEN STREET, KIDDERMINSTER, DY10 1JN**



## PRICE

- Offers in the region of £1,000,000

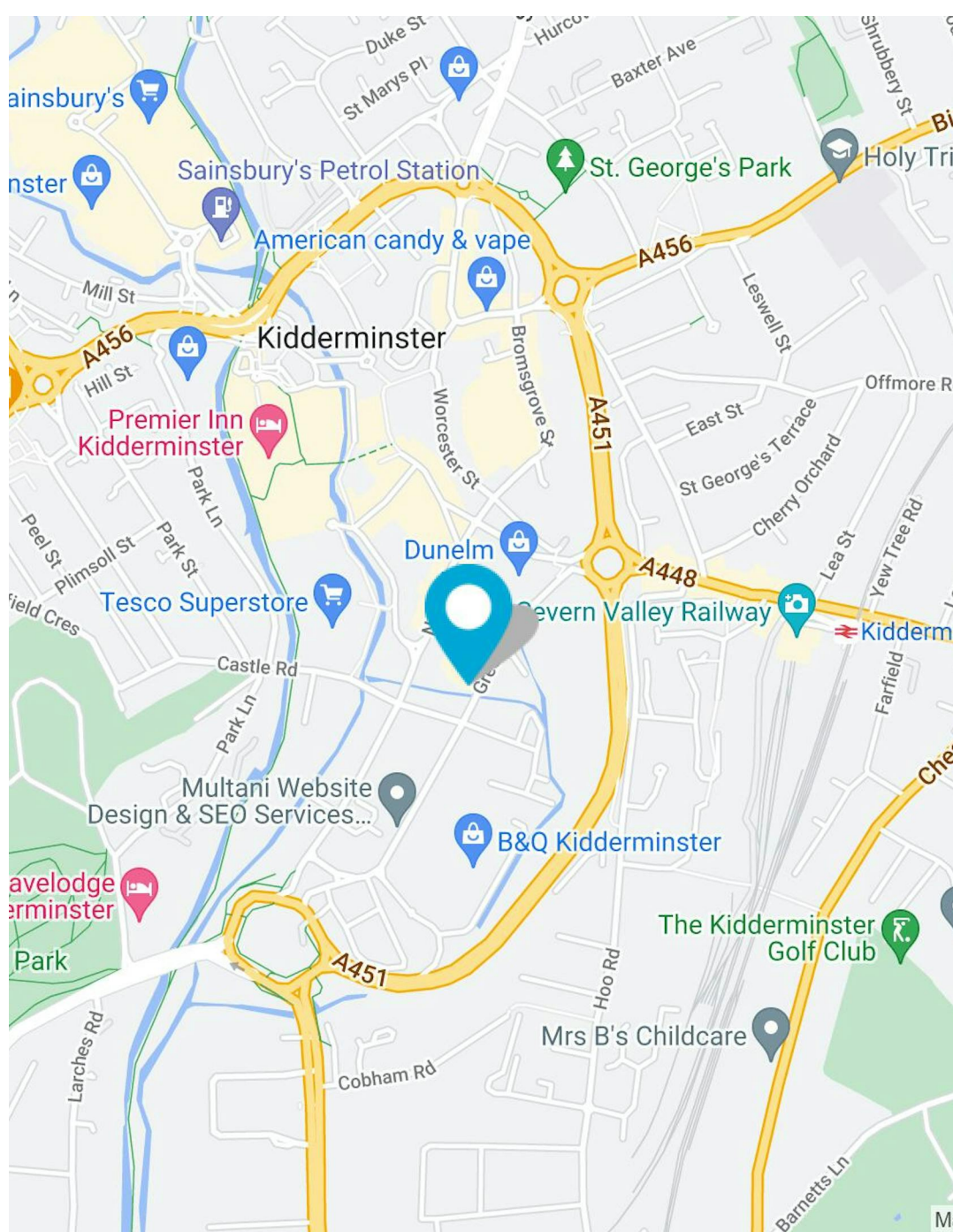
## KEY POINTS

- Significant residential/commercial development site
- Site area 0.877 acres (0.35 hectares)
- Adjacent to new Morrisons development

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0.88 ACRES

01743 450 700



## LOCATION

The property is prominently located onto Green Street, situated on the South Eastern fringe of Kidderminster Town Centre and within close proximity of the main Worcester Cross Ring Road Roundabout.

Nearby retailers include Aldi, Tesco, Farm Foods and a newly constructed Morrison's.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2021 census recorded a population of 57,400 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000. The property is prominently positioned fronting onto Green Street.

The location is also home to Kidderminster College nearby, and the railway station.

## ACCOMMODATION

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# DESCRIPTION

The site comprises in large brick built warehouse accommodation under an elevated pitched roof. The warehouses currently extend to over 35,000 sq ft. The property fronts onto both Green Street and Dixon Street.

The site offers 0.877 acres (0.35 ha) of flat well made ground.

The property would lend itself to a variety of commercial uses or potential for residential redevelopment, subject to planning consents.



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## SERVICES

(Not tested at the time of inspection)  
It is understood that mains water, drainage, gas and electricity are available.

## PLANNING

Interested parties are to make their own enquiries with the Local Planning Authority.

The property is subject to the following redevelopment parameters:-  
- Provide a new street layout, taking into account historic street patterns and buildings  
- Provide strong and active frontage onto adjacent streets and spaces.  
- Have a positive relationship with the ring road.  
- Have regard to the future road infrastructure of the ring road.  
- Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.

## TENURE

The property is offered for sale freehold with vacant possession.  
The property is held under Title Number WR107358.

## LOCAL AUTHORITY

Wyre Forest District Council  
Wyre Forest House  
Finepoint Way  
Kidderminster  
DY11 7WF

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## VAT

Not applicable. It is understood that the property is not elected for VAT, therefore VAT will not be payable on this transaction.

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £159,000  
Rates Payable: £86,814 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

On Application

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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