



Joyons Warehouse, Mart Lane, Stourport on Severn,  
Worcestershire DY13 9ER

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EST. 1898



## Joynsons Warehouse, Mart Lane, Stourport on Severn, Worcestershire DY13 9ER

With planning consent for conversion  
into four holiday lets

Approximate Distances (miles):

Bewdley 4 \* Kidderminster 5 \* Worcester 12 \* Birmingham 32

### Situation

The property is located in Mart Lane overlooking Stourport's iconic Canal basin, a short distance from the junction with the A451 York Street.

The canal opened in Stourport on Severn in 1771 and by 1812 the Town had five canal basins, acting as an interchange for goods travelling by boat on the River Severn, into barges serving the inland canal network. The basin is surrounded by historic buildings and is occupied by a number of both touring and residential boats. The rear windows of this property overlook the basin, providing a stunning outlook to the countryside beyond.

Stourport on Severn benefits from shopping, leisure and education amenities. There are greater facilities in Kidderminster and also the Cathedral Cities of Worcester and Birmingham. Access to the national Motorway network is via the M42 and M5.

The Wyre Forest is a major tourist destination including the West Midlands Safari Park, Severn Valley Heritage Railway and Arley Arboretum.

### Description

The property is a two storey brick and slate building, currently having a retail frontage onto Mart Lane. To the left hand side and rear of the property there are large apertures to the property that have been infilled and have consent for increasing the waterside views with larger window apertures overlooking the basin.

Internally the property benefits from its Heritage features and also stunning views across the historic basin. You will note from the plans the proposed accommodation of 4 x 1 bedroom waterside apartments with parking.



### Accommodation

2,238 ft<sup>2</sup> (208 m<sup>2</sup>) The property has been measured upon a gross internal area basis.

To the exterior of the property there is an inset Royal Mail postbox. To the left hand side of the property there is an external area which provides two of the four parking spaces, with the other two spaces a short distance away. The maintenance of the crane is to be continued by the Canal & River Trust (CRT).

### GENERAL INFORMATION

#### Tenure

The property is Freehold and vacant possession will be given upon completion.

#### Guide Price

Offers based on £285,000

### VAT

We are informed that the premises is subject to VAT.

### Energy Performance

The energy rating is D94.

### Planning Permission

The property benefits from planning ref 23/0401/FUL for use of the former shop/warehouse as four holiday lets (use Class C3) including 2 x car parking spaces adjacent to the holiday lets and 2 car parking spaces to the rear of York House. The consent is dated 15<sup>th</sup> December 2023. Wyre Forest District Council.

### Rating Assessment

Current rateable value £4,249.60 per annum. Any re-use or development would be subject to possible re-rating.

### Services

We are advised that mains water, electricity and drainage are available to the property. Surface water drainage is by licence with the CRT.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Money Laundering

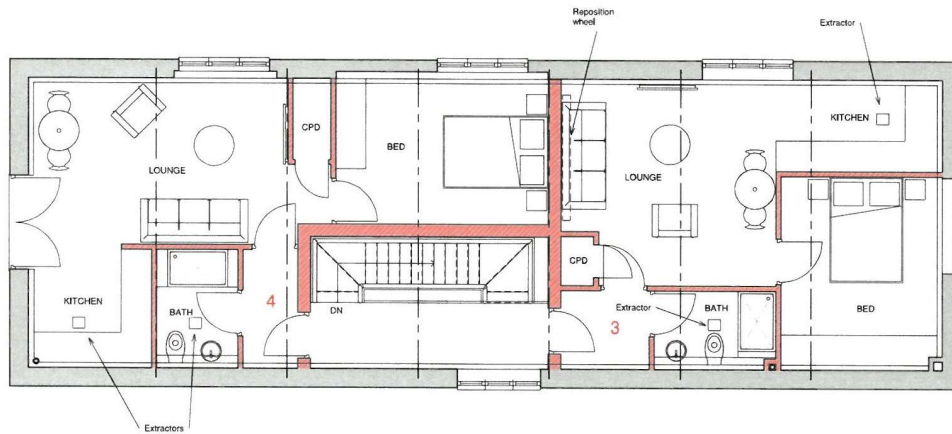
The successful purchaser will be required to submit information to comply with money laundering regulations.

### Viewing

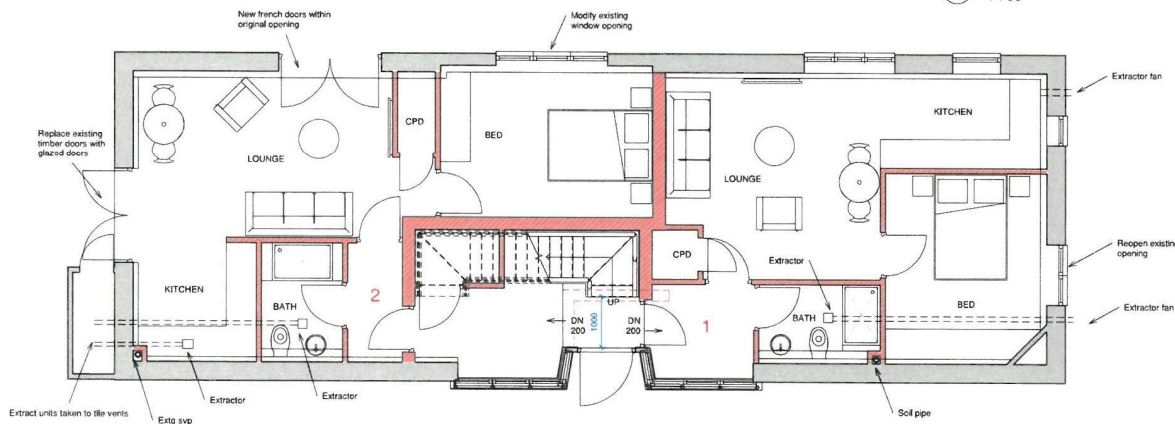
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968. **Contact: Nick Jethwa**  
**Email: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk);**

### Directions

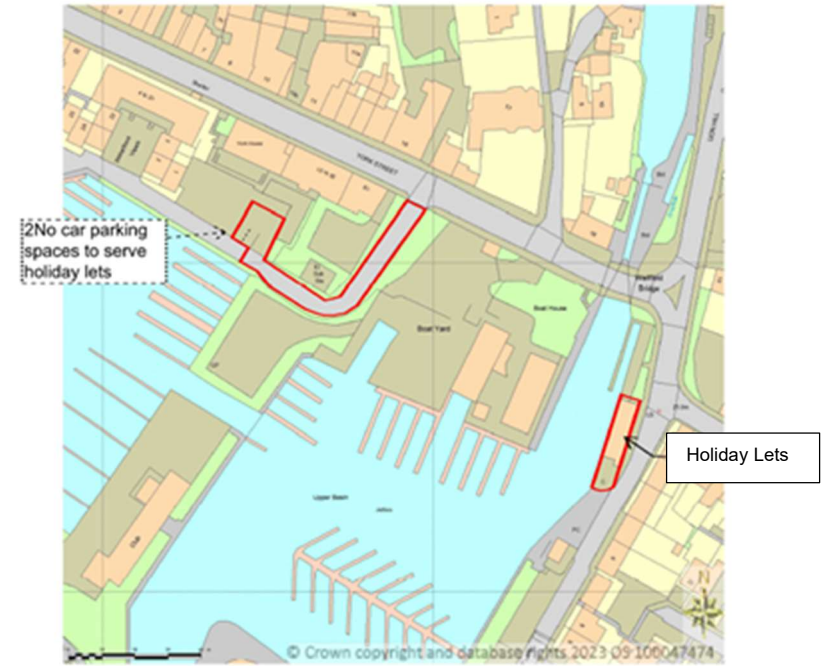
**WHAT 3 WORDS** orders.king.stray



**2 First Floor**  
1 : 50



**1 Ground Floor**  
1 : 50



Please note we have used CGI interior images within this brochure



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