

For Sale

Potential Development Opportunity

Land and buildings at
Kidderminster Fire Station
Castle Road
Kidderminster
DY11 6TH

September 2019



On the instructions of:



HEREFORD & WORCESTER
HWFR
FIRE AND RESCUE SERVICE



Place
PARTNERSHIP

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Land and buildings at
Kidderminster Fire Station, Castle
Road, Kidderminster DY11 6TH

Highlights

- Freehold site extending to 0.91 acres (0.37 hectares) gross
- Potential development opportunity (subject to planning)
- Located in close proximity to Kidderminster town centre
- Offers invited for the freehold interest
- Informal tender deadline 12 noon Friday 8th November 2019

Location

The property is located on the southern side of Castle Road within the Kidderminster ring road, to the north east of the main commercial centre of the town. The site benefits from easy access to the city centre and train station.

Stourbridge is located approximately 8.2 miles to the north east, Worcester approximately 14 miles to the south and Birmingham is approximately 19 miles to the east.

The property is located approximately 0.5 miles to the west of Kidderminster Railway Station which provides a direct service to Birmingham New Street and Worcester with journey times of approximately 50 minutes and 30 minutes respectively.

Description

The site extends to approximately 0.91 acres (0.37 ha) gross and comprises the original 1929 fire station building to the main frontage (extending to 371 sq m), a 1950s addition (extending to 742 sq m), a 5 storey drill tower with additional training accommodation (extending to 98 sq m) and double garage and lecture building to the rear of the site. The remainder of the site is generally hard surfaced providing parking and circulation.

The site is irregular in shape fronting onto Castle Road to the north and the River Stour to the east.

The immediate surroundings to the site

are mixed comprising commercial, retail, and residential uses. The commercial and retail uses include a bed retailer, Kidderminster Carpets showroom and a training facility together with nearby Asda and Tesco supermarkets. These uses generally border the site to the north and east (beyond the River Stour).

The residential uses include mature 1900's terrace housing together with modern infill apartment and town house developments. This includes the adjoining Castle Locks apartment development which directly adjoins the site to the west. There is a Western Power electricity distribution site directly to the south of the site and the historic Caldwell Tower directly to the west.

Tenure

The Property is to be sold freehold in its current condition with Vacant Possession.

The Property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

Services

We understand that mains services are available to the property.

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage either on or off site.

Flood Risk

The site's eastern boundary directly adjoins the River Stour. A review of the Environment Agency 'flood map for planning shows that the majority of the site falls within Flood Zone 2 with an element to the south falling within Flood Zone 3.

Heritage

The property lies within the Green Street Conservation Area adjacent to Caldwell Tower (Grade II*) and the River Stour Local Wildlife Site. The façade of the fire station is included on the local heritage list.



Planning

The site falls under the jurisdiction of Wyre Forrest District Council. The Council has commenced its review of the Local Plan which will cover the period 2016 – 2034. Until the new plan is adopted the Site Allocations and Policies Local Plan, adopted in July 2013, will continue to guide development. Within the current Local Plan the site falls within Kidderminster Central Area Action Plan. The document identifies areas for change and helps to stimulate and deliver regeneration opportunities.

The Local Plan Pre-submission Publication (October 2019) under Policy 30.7 Kidderminster Fire Station BHS/38 identifies the property as an allocation which could be suitable for a mixed conversion/ new build residential scheme up to 20 dwellings. However the site is also considered potentially suitable for other uses (STP).

A Planning Report has been prepared by Place Partnership Limited dated 9th July 2019.

All planning enquiries should be directed to Wyre Forest District Council.

Method of Sale

A technical data room in respect of the property is available via the Avison Young website:

KidderminsterFireStation.avisonyoung.co.uk

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used only for consultations and illustrative purposes only. Therefore no reliance should be placed on the information or further copies made without the permission of the copyright owner.

Basis of Offers

Our client is seeking offers for the freehold interest in the entire property on an unconditional and conditional basis. All offers should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the timescales, scheme proposals (for bids on a subject to planning basis) and further details of the purchasing company.

Offers should be submitted using the proforma available on the data room to:

Avison Young, 3 Brindleyplace, Birmingham B1 2JB marked for the attention of **Andrew Moss** or **Charles Davis**. **Offers are to be submitted by 12:00 noon on the 8th November 2019.**

The vendor reserves the right not to accept the highest or any offer received.

Viewing

All parties wishing to inspect the property must make prior arrangements with Avison Young.

Interested parties must not attempt to gain access to the property at any time other than when attending on an appointment basis with Avison

Tulip Centre

The adjoining 'Tulip Centre' property and Castle Road car park are both in the ownership of Wyre Forest District Council. We understand there may be an opportunity for acquisition by separate treaty with the Council if prospective purchasers wish to consider a comprehensive redevelopment of the combined sites.

Please contact mike.parker@wyreforestdc.gov.uk for further details.

VAT

All offers are to be exclusive of VAT which may apply.

EPC

The property has an Energy Performance certificate rating of D, 91. The EPC is available on request.

Rates

We understand that the 2019 Rateable Value is £94,000.

Legal Costs

Each party will be responsible for their own legal costs.

Subject to Contract



Charles Davis

Tel: 0121 609 8241

Email: Charles.davis@avisonyoung.com

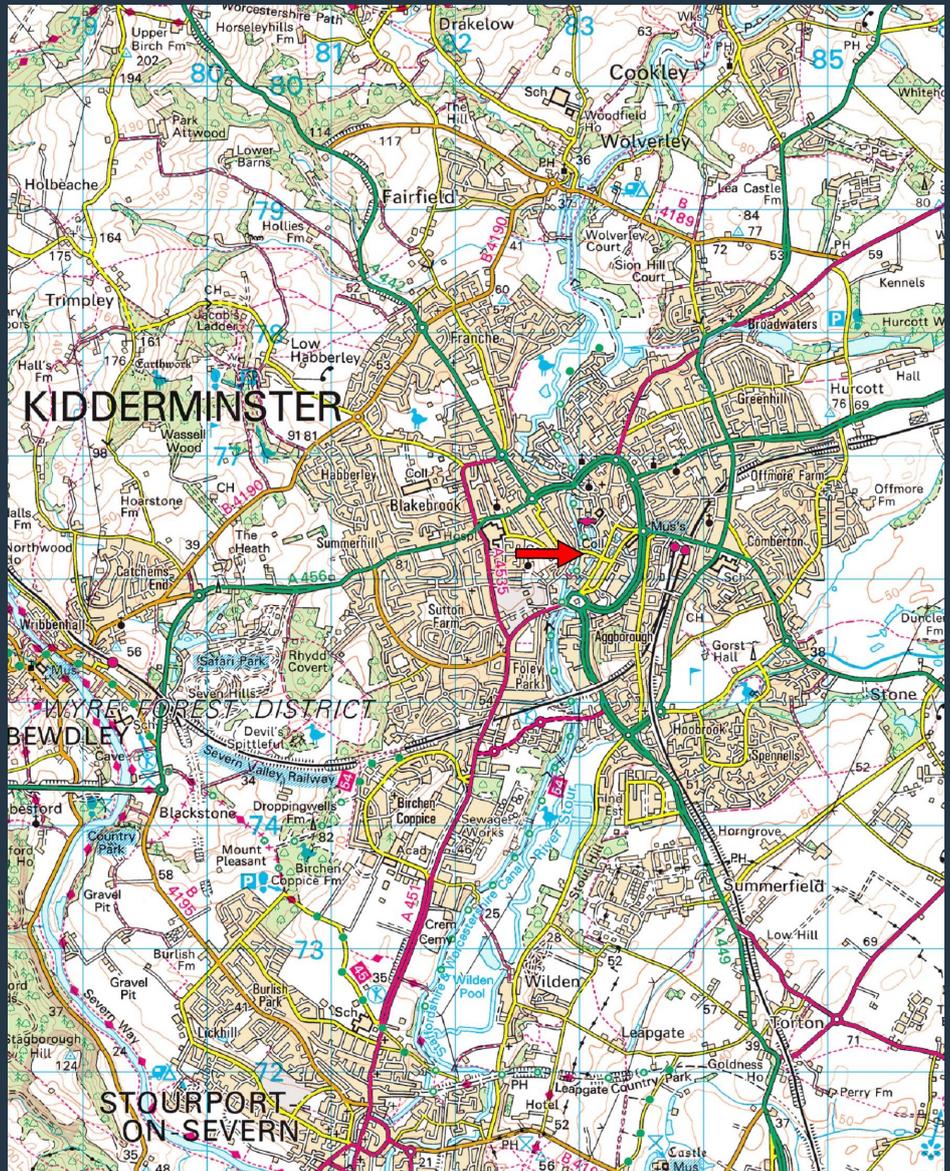
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Property ref

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