



FOR SALE – CONSENTED DEVELOPMENT SITE OF 2.6 ACRES

St. Placides, Battenhall Avenue, Worcester, WR5 2JD

BK Bruton Knowles



For Illustrative Purposes Only.

FOR SALE – Substantial Residential Development Opportunity

St. Placides Junior School (Part of St. Marys Convent School), Battenhall Avenue, Worcester, WR5 2JD

Planning Permission for 51 Unit Integrated Retirement Community Development. Potential for Alternative Uses (STP)

BACKGROUND

The property is offered For Sale on behalf of Enterprise Retirement Living who are developing out and operating the adjacent 'Mount Battenhall' retirement living community. The former school buildings on the subject site are proposed to be demolished and cleared to provide a comprehensive new build integrated retirement development scheme for which a recent planning approval is in place.

LOCATION

The site is located on the edge of the City of Worcester, which provides a wide range of amenities and very good transport links to the M5 motorway. The subject site is situated within the ward of Battenhall, a sought after residential area and suburb of the City. Battenhall Park is located to the south. The surrounding area is predominantly residential. The Worcester City Population is circa 103,900 (2021).

DESCRIPTION

The property comprises an attractive pair of semi-detached Victorian former dwellings, which have been used as a School since the 1940s. The four-storey property and adjoining site has been vacant for several years. The site frontage is prominent, although tree lined with mature specimens and a redbrick wall and piers. The back of the plot was historically flattened and tarmacked to provide six tennis courts and parking. A structural survey formed part of the planning application. As part of the recent planning, the building has permission to be demolished, although a previous scheme retained the building. There is an outbuilding on site to the eastern boundary. The site extends to approximately 2.6 acres, is broadly rectangular in shape and is relatively level. The parcel is accessed via two established driveway points along Battenhall Avenue.

- Extending to 2.6 acres (1.06 Hectares) approx.
- Existing School Buildings
- Planning Permission for Residential Community providing 47no. apartments and 4 no. bungalows (Class C2)
- Sought After Residential Location
- Scope for a Wide Range of Uses (Subject to Planning)

PLANNING

The Local Planning Authority is Worcester City Council. We understand that the property was most recently used as a D1 Non-residential Institutions – Education. The site forms part of the Battenhall Villas Conservation Area. The site benefits from a detailed planning history. The most recent planning approvals are:

21/01023/FUL - Demolition and construction of 47no. apartments and 4 no. bungalows (Class C2) to create a care community for the elderly with communal areas at St Placide's School Annex site, Mount Battenhall, Battenhall Avenue (Revision of previously approved scheme P17B0507). Approved 30th November 2022. This application represents a resubmission and proposes changes to the previously approved scheme. The scheme was described as Extra Care within use C2.

P17B0507 - 19 July 2018, a Full application for the demolition of extensions, conversion and change of use with new build to create a care community with communal areas was approved (ref. P17B0507). Subject to S.106 agreement. We are advised by the vendors that this consent is believed to have been implemented.

Whilst the main house is identified as a key building in the Conservation Area, the planning permission provides for demolition. From a planning perspective, the land appears to offer scope for open market residential development, affordable housing development, leisure and specialist uses.

PROPOSED SCHEME

The recent consent provides for re-development of the site. St Placides retirement community proposes to provide a total of 47 apartments and 4 semi-detached bungalows to the rear of the site. The design is contemporary and arranged over three stories in part under slate pitched roofs. The rear of the development is tiered with flat roofs.

All new apartments are 1 and 2 bedrooms are designed to Lifetime home criteria in terms of access, circulation and flexibility. The bungalows are 88 sqm and provide 2 bedrooms. To the north is a pond and green area of landscaping.

The Decision Notice for the subject approval provides for an age restriction of over 55's.

SCHEDULE OF ACCOMMODATION (Approx. GIA)

	Area Sq.Ft	Area Sq.M
Main School	8,557	795
SITE AREA	2.6 Acres	1.06 Hectares

Please see the data room floor plans for layouts and measurements. Outbuildings not measured.

SERVICES

We believe that the property benefits from all mains services. Please see the Data Room for further services information and interested parties are advised to undertake their own investigations.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession upon completion. Please see the legal section of the data room for information regarding access and title.

METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids to be received by email to william.matthews@brutonknowles.co.uk by **Noon on Thursday 11th May 2023**. A 'tender form' is available on request. Unconditional Offers are preferred.

Offers in excess of £1,500,000.

VAT

To be confirmed.

LEGAL

A legal undertaking for professional fees will be required. Please see the Informal Tender Form.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties. Internal access can be provided if requested.

- Thursday 13th April - 10.00-12.00
- Thursday 20th April – 10.00-12.00
- Thursday 27th April – 10.00-12.00

An online Data Room has been prepared which contains all relevant documentation to include planning, technical and legal information. Login details will be provided upon request. Please contact william.matthews@brutonknowles.co.uk for access.

Data Room Link - www.brutonknowlessites.co.uk

Site Fly Through Video - [Click Here to View](#)

MOUNT BATTENHALL RETIREMENT

The subject site is located directly opposite the Mount Battenhall Retirement Village. Phase I consists of 49 one and two-bedroom restored and new-build retirement apartments, to include a gatehouse, all benefiting from the best in design to provide modern flexible retirement living. Further phases are under delivery. The scheme has been delivered to an exceptionally high standard and provides a wide range of facilities. Further details and videos are available on the link below.

Scheme Website - [Click Here to View](#)

REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

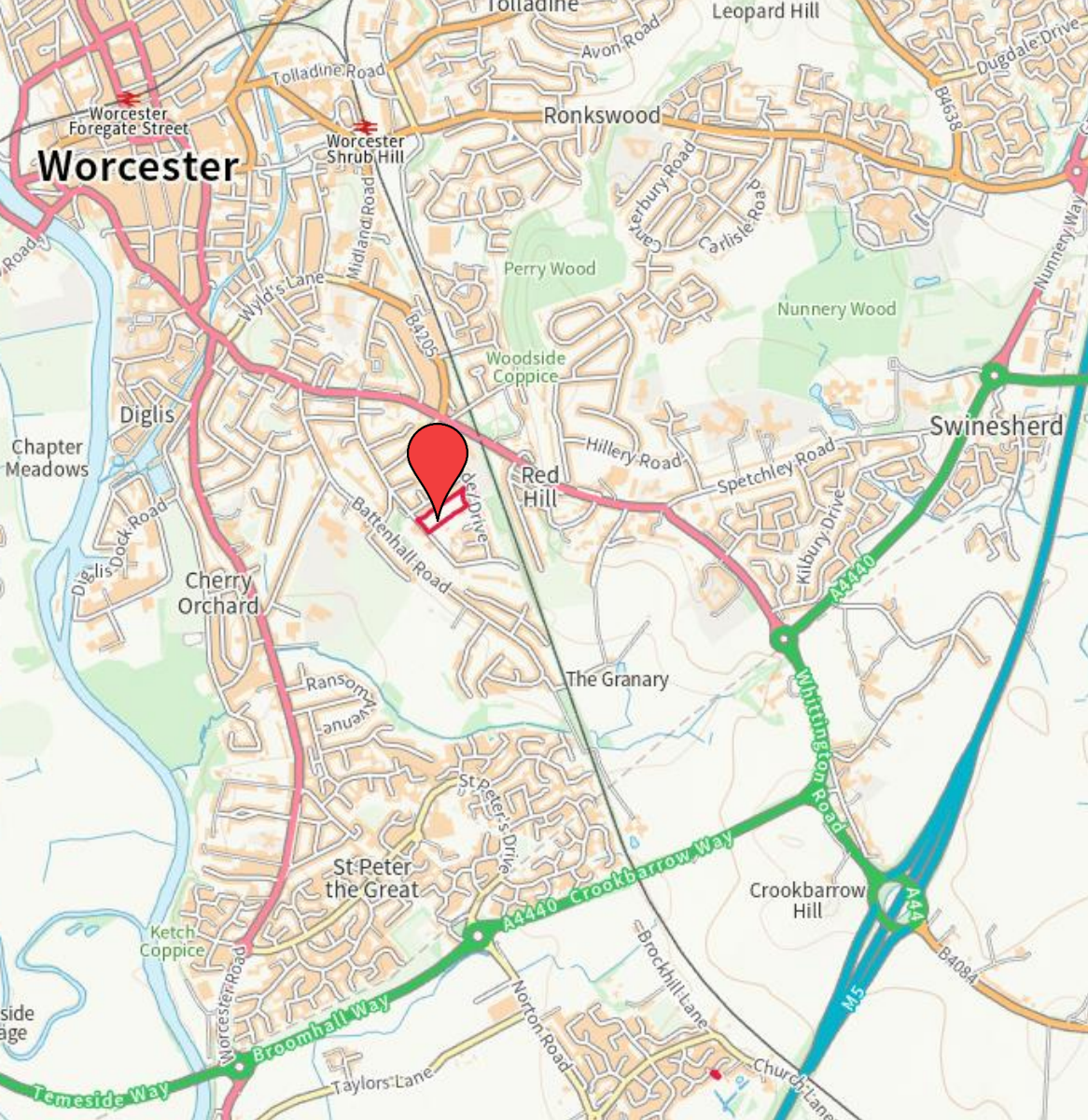
Subject to Contact – March 2023





Approved Scheme Layout





For Illustrative Purposes Only. Please see Title Documents.

Bruton Knowles LLP

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4LY
www.brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk

Scott Winnard MRICS FAAV
07808 904492
scott.winnard@brutonknowles.co.uk



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