

# FOR SALE

Development Opportunity

A portfolio of buildings & sites in a canal side setting.

**The Waterside**  
Worcester, WR1 2NE





# THE WATERSIDE, WORCESTER



The Waterside, Worcester, WR1 2NE



## A unique development opportunity in Worcester City Centre.

- A portfolio of buildings and sites situated within the former Royal Worcester Porcelain Factory site, The Waterside.
- Suitable for conversion to residential, leisure and commercial use, subject to any required planning consent.
- An exciting opportunity to complete this regeneration and transformation of this historic site which has become a bustling community in the heart of the city.



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# Development Opportunity within Worcester City Centre

## Situation

The Waterside, Royal Worcester is ideally located within the City Centre, a short walk to the High Street and in the shadows of Worcester Cathedral.

Worcester is a vibrant combination of past and present with a population of just over 100,000 perched on the banks of the River Severn.

The City boasts an eclectic mix of restaurants and bars together with an excellent retail offering, combining high street brands with a diverse range of independent boutiques.

It has a thriving and expanding University and offers sports enthusiasts first class cricket and rugby together with a picturesque racecourse alongside the banks of the River Severn.

Junctions 6 and 7 of the M5 motorway provide easy access to the motorway network and Birmingham airport, whilst the city has 2 mainline railway stations, Foregate Street and Shrub Hill in addition to the recently opened Worcestershire Parkway which provides access to Regional and National destinations.

## Description

The Royal Worcester Porcelain works was established in the city in 1751 and operated for over 250 years.

A remarkable transformation has taken place over the last 15 years at the former factory. Berkeley Homes have under taken a tasteful and sympathetic regeneration of this historical location, creating an exclusive mixed use destination through new build development and conversion of the heritage assets.

The Waterside is a vibrant community, combining old and new in a canal and Riverside setting, yet in the heart of Worcester City Centre.

There is now an opportunity to complete the regeneration of the site, as the remaining buildings and sites are available for sale.

## Available Sites and Planning Summary

The sites available for sale are defined as:

- The Bone Mill
- The Throwing House
- Block 6 to the south west of the Throwing House
- Block 11 to the west of the Throwing House
- Gilding House
- Block 17 adjacent to Mill Street

All 6 sites are located within the administrative boundary of Worcester City Council with blocks 6, 11 and the Gilding House benefiting from a specific residential allocation under policy 43u of the adopted South Worcestershire Development Plan (2016).

The allocation indicates an indicative site capacity of 8 however the three sites in total would very likely deliver a higher level of development with previous planning history indicating a possible 20 dwellings on block 6 and 11 alone.

The allocation is being supported for retention within the emerging South Worcestershire Development Plan Review which will therefore retain the policy support through to 2041.

The remaining sites, being The Throwing House, The Bone Mill and Block 17, benefit from their location within the administrative boundary of Worcester City. Subject to site specific considerations and design, these sites would have the potential to consider residential, commercial office, retail, leisure or community uses. A mixture of these uses could also be possible.

For further detail on the current planning policy position, site history, site constraints and potential development opportunities please see the available planning review statement within the online document library.





# THE WATERSIDE, WORCESTER



Throwing House



Bone Mill



Gilding House (Block J2)

The available accommodation comprises both existing buildings suitable for conversion together with sites which are suitable for development, as summarised below:

## Throwing House

- Imposing 2 storey building
- Historic consent for conversion to a high specification B1 office, providing approx total of 5,208 sq ft (48 sq m)
- Potential for alternative use, subject to planning
- Potential uses include retail, leisure, community, office or residential (subject to planning)

## Bone Mill

- Grade II\* Listed building
- 3 storey building, approx 5,445 sq ft (506 sq m)
- Historic consent for conversion to restaurant and managers flat
- Potential uses include retail, leisure, community, office or residential (subject to planning)

## Gilding House (Block J2)

- Rear section of larger building, part of which has previously been converted into apartments
- 3 storey building, plus basement
- Illustrative plans indicate the building could convert to 4 x 2 bed flats
- Potential uses include residential and office (subject to planning)

# Development Opportunity within Worcester City Centre

**Plot 6 & Throwing House**



**Plot 17**



**Plot 17**

- Single storey building previously used as site office
- Original outline consent for B1 office use
- Potential for alternative use, subject to planning consent
- Illustrative plans indicate a two storey building consisting of 2 x 2 bed apartments incorporating undercroft parking
- Potential uses include retail, leisure, community, office or residential (subject to planning)

**Plots 6 & 11**



**Plot 6**

- Level site located in the heart of The Waterside
- Original outline planning consent for a residential development
- Illustrative plans indicate a new 4 storey apartment block (12 units) incorporating undercroft parking

**Plot 11**

- Level site adjacent to plot 6
- Historic detailed planning approved for new 4 storey apartment block (10 units) incorporating undercroft parking



# THE WATERSIDE, WORCESTER





# Development Opportunity within Worcester City Centre

## Proposals

We are instructed to invite unconditional offers for the entire portfolio of buildings and sites, as a single entity. However consideration may be given to sales of the individual lots.

## VAT

The site is elected for VAT and therefore a sale of the entire portfolio or individual buildings will be subject to VAT .

## Tenure

The buildings and sites will be sold on a Long Leasehold basis .  
The purchaser will be required to enter into a direct covenant in respect of the management and the common areas of the estate as a whole. Agreed rights of access will be granted over retained areas.

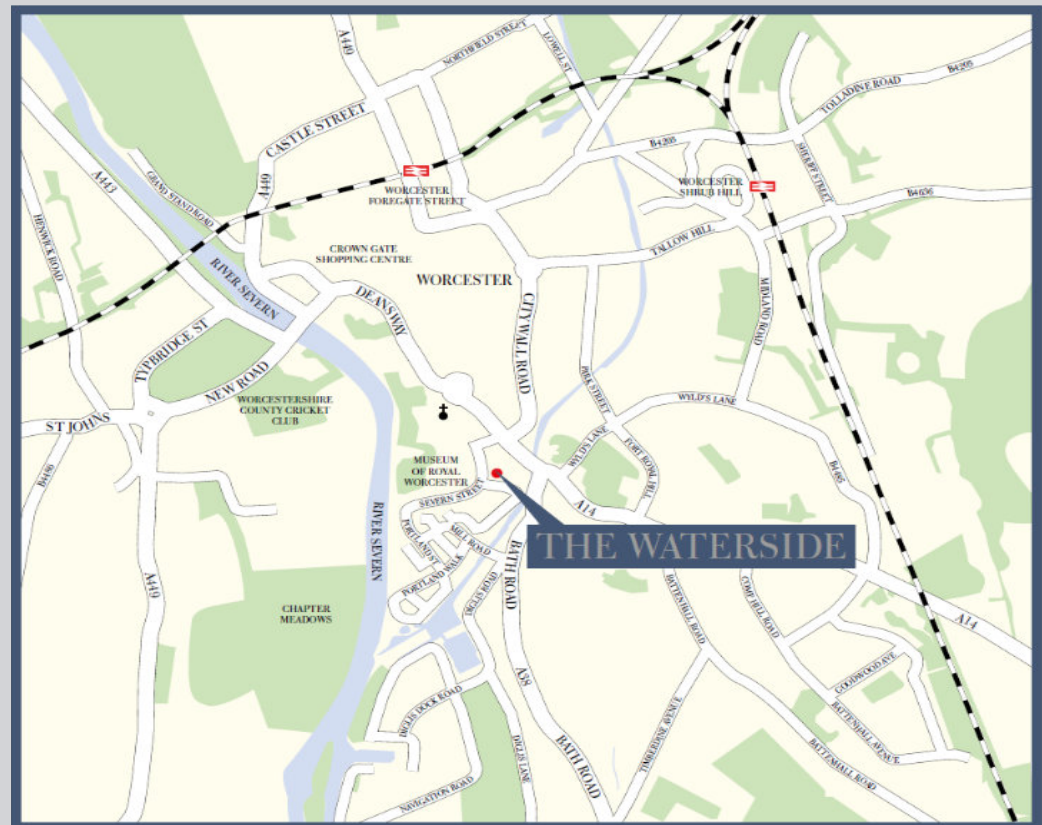
## Information Pack

A data room containing the following documents can be found at:  
<https://the-waterside.co.uk/>

- Title Register
- Planning Statement
- Historic planning consents and approved plans
- S106 Agreement
- Indicative Plans
- Services Plans



# THE WATERSIDE, WORCESTER



## Approximate Travel Distances



### Nearest Station

- Foregate St - 0.8 miles
- Shrub Hill - 1 mile
- Worcestershire Parkway - 4 miles



### Nearest Airport

- Birmingham - 37.7 miles



### Sat Nav Post Code

- WR1 2NE

## Please Note

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