

FOR SALE DEVELOPMENT OPPORTUNITY

(Subject to Planning Consent)



Dog Lane, Bewdley, Worcestershire **DY12 2AS**

CIRCA 0.427 ACRES (0.173 HECTARES)

In the Wyre Forest Local Plan Review (2016-2036) – Pre Submission Publication (draft) October 2018;
the site is allocated for C3 residential development with an indicative capacity of 15 units.

harrislamb
PROPERTY CONSULTANCY

DESCRIPTION

The site comprises the former Fire Station building at circa 192 sqm (2,067 sqft) on a plot of approximately 0.212 acres (0.085 ha) and a cleared area formerly the Bewdley Medical Centre approximately 0.215 acres (0.087 ha). The total site area is 0.427 acres (0.173 ha).

Part of the site originally comprised a medical centre which was demolished to provide a cleared site. The only building on site is the Fire Station which comprises a double storey flat roof block of brick construction. The remainder of the site is made up of hard standing, which is currently used for car parking.

LOCATION

The site is located to the north west of Load Street in the town of Bewdley, on Dog Lane off the B4190. Bewdley is a small riverside town in the Wyre Forest District of Worcestershire. Located within the Severn Valley, it is a few miles to the west of Kidderminster and 22 miles south west of Birmingham. The town is on the River Severn, at the gateway of the Wyre Forest national nature reserve.

Immediately adjacent to the site there is a new medical centre, community hub and on the main street a number of independent stores and restaurants, as well as a Post Office. Car parks are located in the vicinity of the site which also benefits the site for a number of end uses. The town of Bewdley offers two primary schools, a secondary school, a sports centre and cricket club.



PLANNING

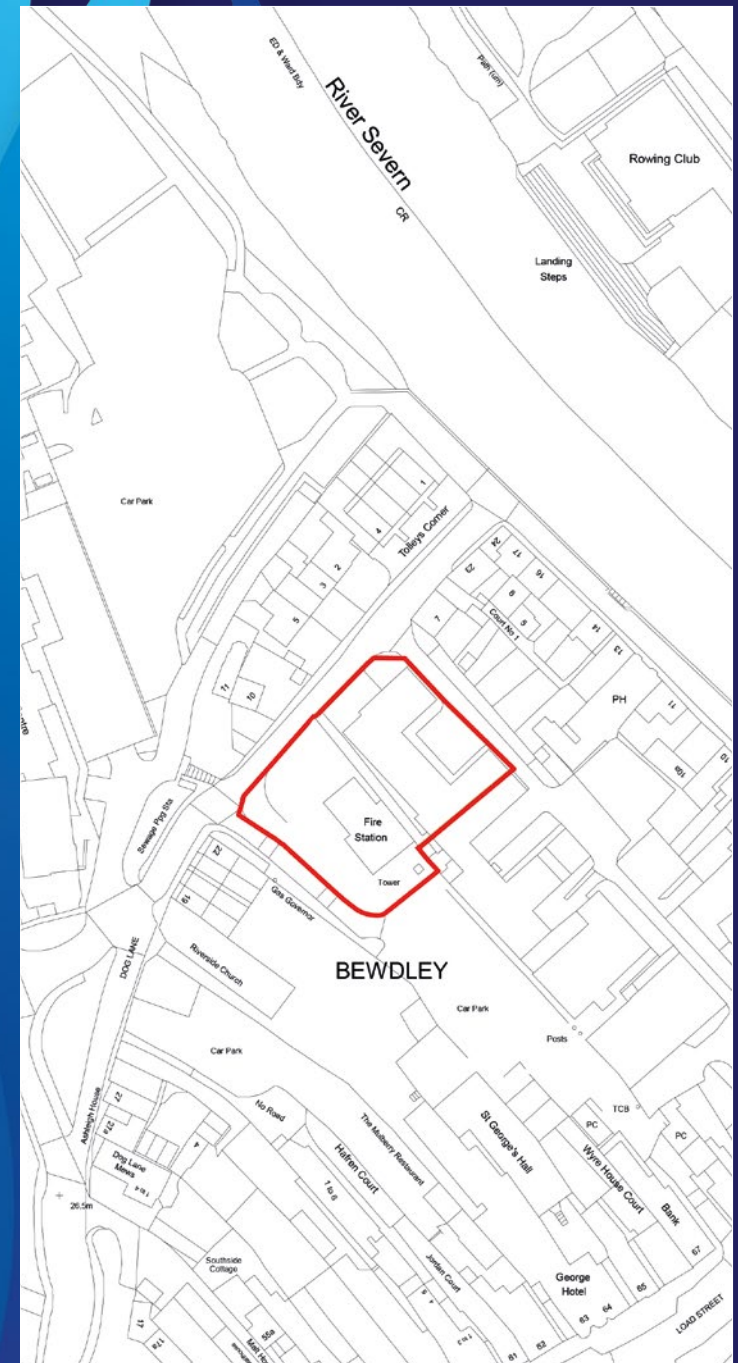
The site is specifically allocated by Policy SAL.B1 – Load Street Redevelopment Area, of the Site Allocations and Policies Local Plan 2006-2026 (adopted July 2013) as being suitable for a mixed-use redevelopment incorporating the following uses:

- Community Use (Class D1);
- Residential (Class C3); and
- Small scale Class A1 retail to meet local needs.

Policy SAL.B1 provides a set of criteria that development proposals for the site will be expected to follow, which essentially seek to ensure a new scheme positively contributes to Bewdley.

Within the Local Plan Review (2016 – 2036) – Pre-submission Publication (October 2018) – Policy 34 – Bewdley Site Allocations – this allocates the site for Class C3 residential development, with it considered to have an indicative capacity of 15 dwellings. Paragraph 34.1 of the Reasoned Justification to the policy states that the site is in a sustainable location, with easy access to services and facilities.

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF. Tel: 01562 732928



SERVICES

Mains water, gas, electricity, drainage and BT are understood to be available to service the proposed development. However prospective purchasers are advised to make their own enquiries of the relevant providers.

PURCHASE PRICE

Offers are invited for the freehold interest on a conditional or unconditional basis.

TENURE

The site is to be sold freehold, with full vacant possession.

RATEABLE VALUE (FIRE STATION)

£17,500

EPC (FIRE STATION)

G (151)

TECHNICAL DATA

Copies of the following supporting documents are available upon request by email to:

james.willcock@harrislamb.com and
alice.harding@harrislamb.com.

These include:

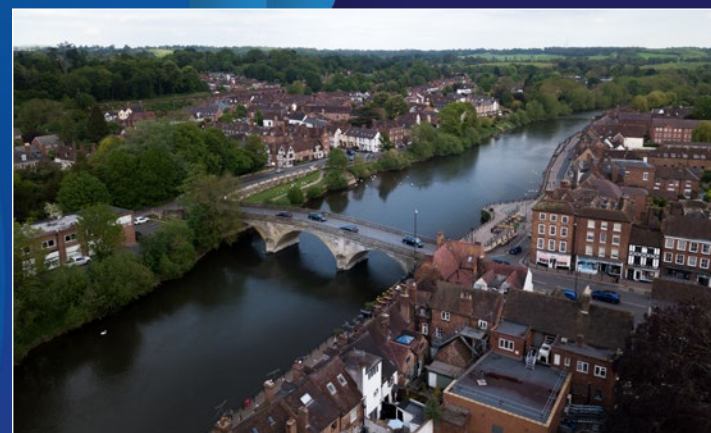
- Planning Report - April 2019
- Site Plans
- Asbestos Surveys
- EPC

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



VIEWING

The site can be viewed externally at any time. If internal viewing is required then this is strictly by appointment with the sole agent:



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