

Land at Lichfield Avenue

Ronkswood, Worcester



Land at Lichfield Avenue Ronkswood, Worcester

Land at Lichfield Avenue, Ronkswood, Worcester

Residential Opportunity

- Gross site area - 0.36 acres (0.145 hectares)
- Likely capacity of c.12 dwellings
- Situated near to Worcester City Centre
- Administrative area of Worcester City Council
- Freehold
- Vacant Possession

We are instructed by our clients to seek offers for the freehold Interest in the land.

Location

The site is located in Ronkswood, which is a suburb of Worcester. Worcester City Centre is approximately 3.6 miles away, where you will find a large selection of facilities including shops, restaurants, bars, leisure centres and various other recreational facilities. Worcester has a large selection of primary, secondary and high schools, with Perry Wood Primary school located approximately a 2 minute walk from the site.

Worcester City has two railway stations which provide regular services into many major cities. The closest is Worcester Shrub Hill (0.7 miles away) providing regular services to Birmingham, Malvern and London.



Residential development opportunity

Description

The site is situated on the north-western side of Lichfield Avenue and is semi-circular in shape. The land was previously the site of a church which has now been demolished and we can confirm that there are no burials on site.

The site is within the Ronkswood area of Worcester and the total area of land is approximately 0.36 acres (0.145 hectares). The site can be accessed from Lichfield Avenue.

To the eastern boundary of the site the remaining semi-circle of land has now been developed. The remaining boundaries are all bounded by Lichfield Avenue and beyond the road are residential properties.

Planning

This is the site of the former Holy Trinity and St Matthew's Church, Lichfield Avenue (also known locally as The Drum) which was demolished in 2014. Planning permission was given in 2015 for the construction of 12 dwellings on one half of the site under reference P15G0315 and the development was carried out by Worcester Community Housing (who merged with Festival Housing, now known as Platform).

In 2015 planning permission (ref P15G0309) was also given to Holy Trinity and St Matthew's PCC for a community hall and 10 parking spaces, but this development was never carried out and the site has remained vacant ever since, save for a war memorial which would be moved to a new site as part of any land purchase.

It should be noted that any new residential development proposed for this site may be subject to a change in policy and standards since the last development was carried out. Prospective purchasers should undertake their own due diligence over the current requirements for renewable energy, space standards, parking requirements, cycle storage, external space and electric car charging.

Opportunity

The site can comfortably accommodate approximately 12 houses, based on a density of c.30 dwellings per hectare. The site would also provide provision for a minimum of 12 parking spaces.

Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession, following the removal of the war memorial to an alternative location.

Services

No information on utilities or services are available at present. Any prospective purchasers should make their own enquiries in this regard.

Local Services & Authorities

Worcester City Council
The Guildhall
High Street
Worcester
WR1 2EY Tel: 01905 722233

Rights of Way

There are no public rights of way crossing the site or near to the site.

Viewing

The land can be viewed at any time from Lichfield Avenue. Please do not enter the site without prior permission. For access, please contact the Agent.

VAT

Unless otherwise stated all prices quoted are exclusive of Value Added Tax (VAT). Any prospective purchasers should satisfy themselves independently as to VAT in respect of any transactions.

Bids

We are seeking offers for a 100% residential scheme.

Conditional or unconditional offers are invited by the deadlines set out in the attached email.

Please contact us if you have any questions or require further information.

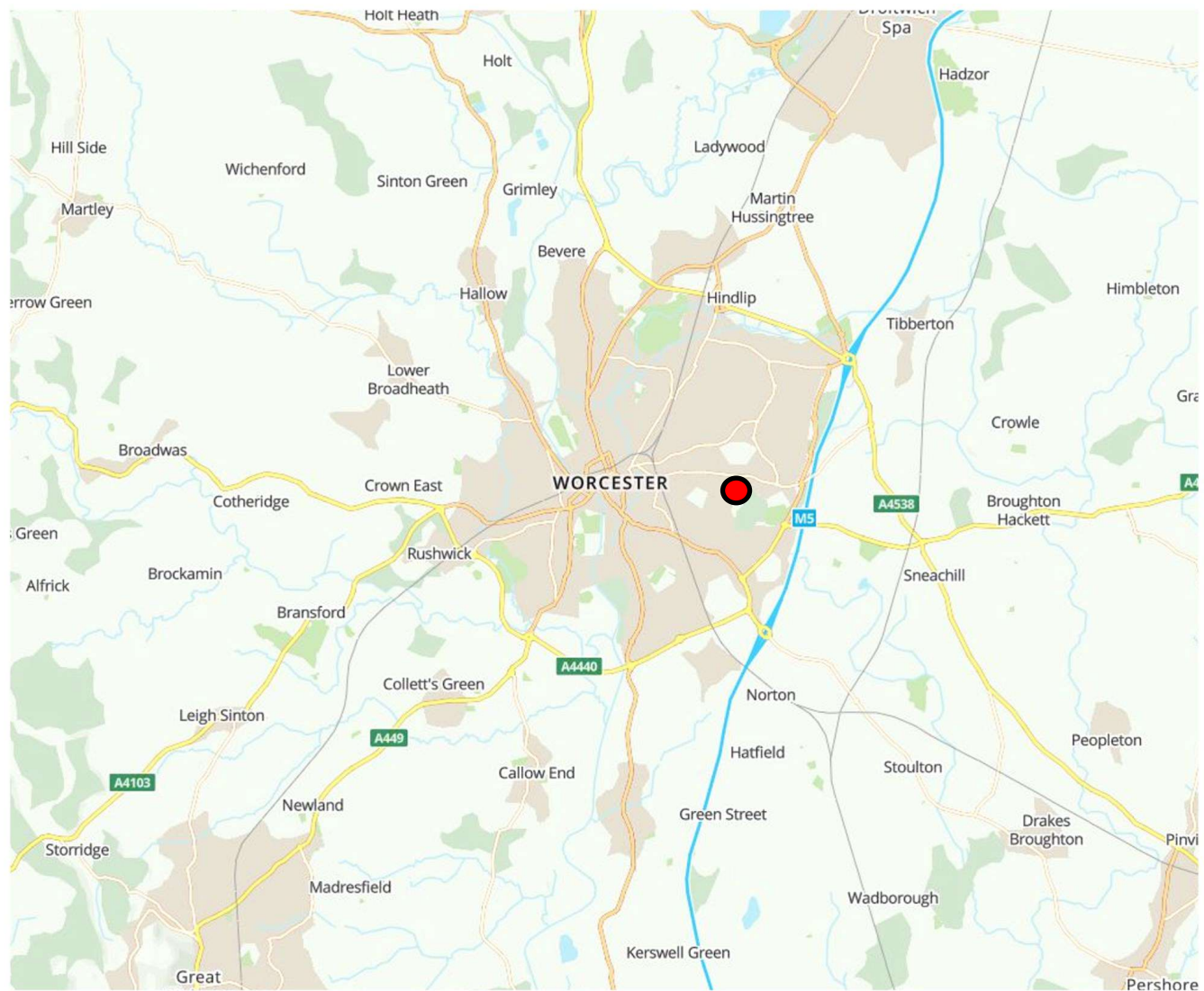
RCA REGENERATION LIMITED
Unit 6 De Salis Court
Hampton Lovett Industrial Estate
Droitwich Spa
Worcestershire. WR9 0QE

Contact
Sian Griffiths
siangriffiths@rcaregeneration.co.uk
01905 887686
07934 458382

+44 (0) 1905 887686
www.rcaregeneration.co.uk



Land at Lichfield Avenue Ronkswood, Worcester



Travel Distances



Worcester City Centre 3.6 miles, Droitwich 6.4 miles, Birmingham 28.6 miles



Nearest Railway Station = Worcester Shrub Hill (0.7 miles away) providing regular services to Birmingham, Malvern and London.

Please note: RCA Regeneration Ltd and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within RCA Regeneration has any authority to make or give representation or warranty on any property.