

ALLOCATED RESIDENTIAL DEVELOPMENT OPPORTUNITY

FORMER JEWSONS TIMBER YARD, PARK LANE, KIDDERMINSTER, WORCESTERSHIRE DY11 6TG
A prime development opportunity extending to approximately 3.2 acres (1.29 hectares)

Carter Jonas

A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE POPULAR TOWN OF KIDDERMINSTER

EXTENDING TO APPROXIMATELY 3.2 ACRES (1.29 HECTARES)

LOCATION

The location is central, adjacent and to the west of the prime retail area, close to all amenities, public transport links and the A456/A451 ring road.

Kidderminster is a popular Worcestershire town with a population of 57,400 (2021 census), which has grown in recent years as a commuter town to Birmingham (18 miles to the east) and the wider West Midlands. Direct rail services are available to Midlands' towns including Birmingham, Solihull and Worcester plus London Marylebone. The town benefits from a full range of amenities including national retailers (ASDA, Morrisons, Tesco's, Sainsburys, Lidl, Marks and Spencer's and ALDI) as well as local and national restaurants and cafes and a hospital.

There are 6 secondary schools and 22 primary schools in Kidderminster plus a good range of private schools within the county. Kidderminster College provides further/higher education in a wide range of subjects.

DESCRIPTION

The property comprises 2 sites as shown in the below plan; the main site of approximately 2.5 acres (1.01 hectares) which was recently occupied by Jewsons Timber, and an additional tree covered escarpment of approximately 0.7 acres (0.28 hectares)

on the opposite side of Park Lane. Park Lane forms the boundary to the western side of the main site with the Staffordshire and Worcestershire Canal forming the boundary to the east, beyond which is the popular Weavers Wharf Retail Park, Riverside Walk leisure destination, the historic Slingfield Mill and Kidderminster College. The northern boundary is shared with a modern retail warehouse unit occupied by Matalan. To the south are residential units.

The majority of the main site is broadly rectangular and level, tapering sharply into a narrow (approximately 10 m) strip at the southern end.

There are currently several buildings on site in various states of repair; a three storey Victorian former warehouse fronting Park Lane with a single storey steel-framed industrial building to the rear and more recent store buildings. The total area of the built accommodation on site extends to around 46,728 sq ft (4,341 sq m).

PLANNING

The subject site is part of a larger site allocated for residential development (C3 and C2) in Policy SA.K5 (Timber Yard Park Lane) of the Local Plan (2022).

Policy SA.K5 of the Local Plan (2022) states that development of the site should:

- Provide an active frontage onto both the canal and Park Lane.
- Create a high-quality pedestrian canalside environment and public realm.
- Where practicable, retain and incorporate the historic building fronting Park Lane.

- Aim to deliver a new landmark pedestrian bridge over the canal to Weavers Wharf.
- Incorporate an area of public open space adjacent to the canal to act as a focal point for the scheme.
- Investigate the potential for additional mooring facilities on the canal and if feasible, integrate them into the development.
- Take into account any potential flooding issues on site and incorporate appropriate mitigation measures.
- Retain and enhance the wooded escarpment on Park Lane where possible as part of a wider GI network and backdrop to the town centre
- Use SuDS to control drainage on site.
- Integrate features such as living walls, green roofs and bat/bird bricks into development.
- Relate well in form, scale, massing and materials to the canal and those designated heritage assets on the east side of the canal, as well as seeking to conserve or enhance the appearance of the canal Conservation Area.
- Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement.

TENURE

We are instructed to dispose of the freehold interest with vacant possession, held under Title Number HW149279

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services including drainage.

METHOD OF SALE

The opportunity is offered by way of private treaty. We will be monitoring interest through the marketing period with a view to setting a deadline for bids. It is therefore recommended that prospective purchasers wait to receive further instructions from Carter Jonas before coming forward with any offer.

Offers are invited on an unconditional basis. All offers are to be submitted using the bid proforma available on the data site.

FURTHER INFORMATION

A dedicated data site has been prepared to accompany these particulars and includes relevant planning and legal information, as well as bidding guidance.

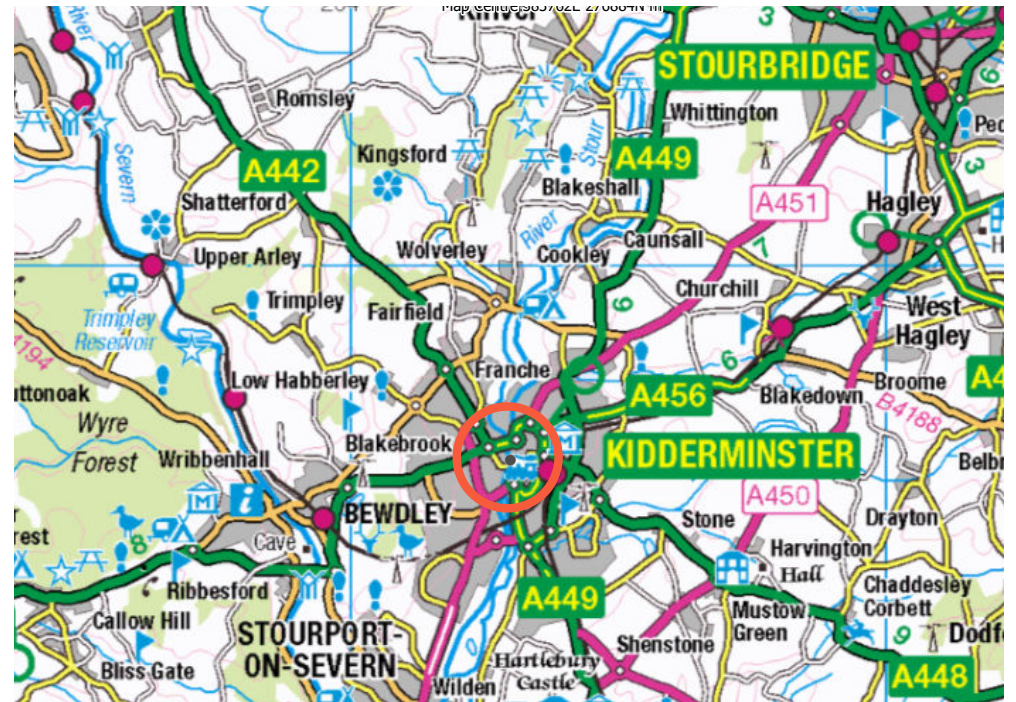
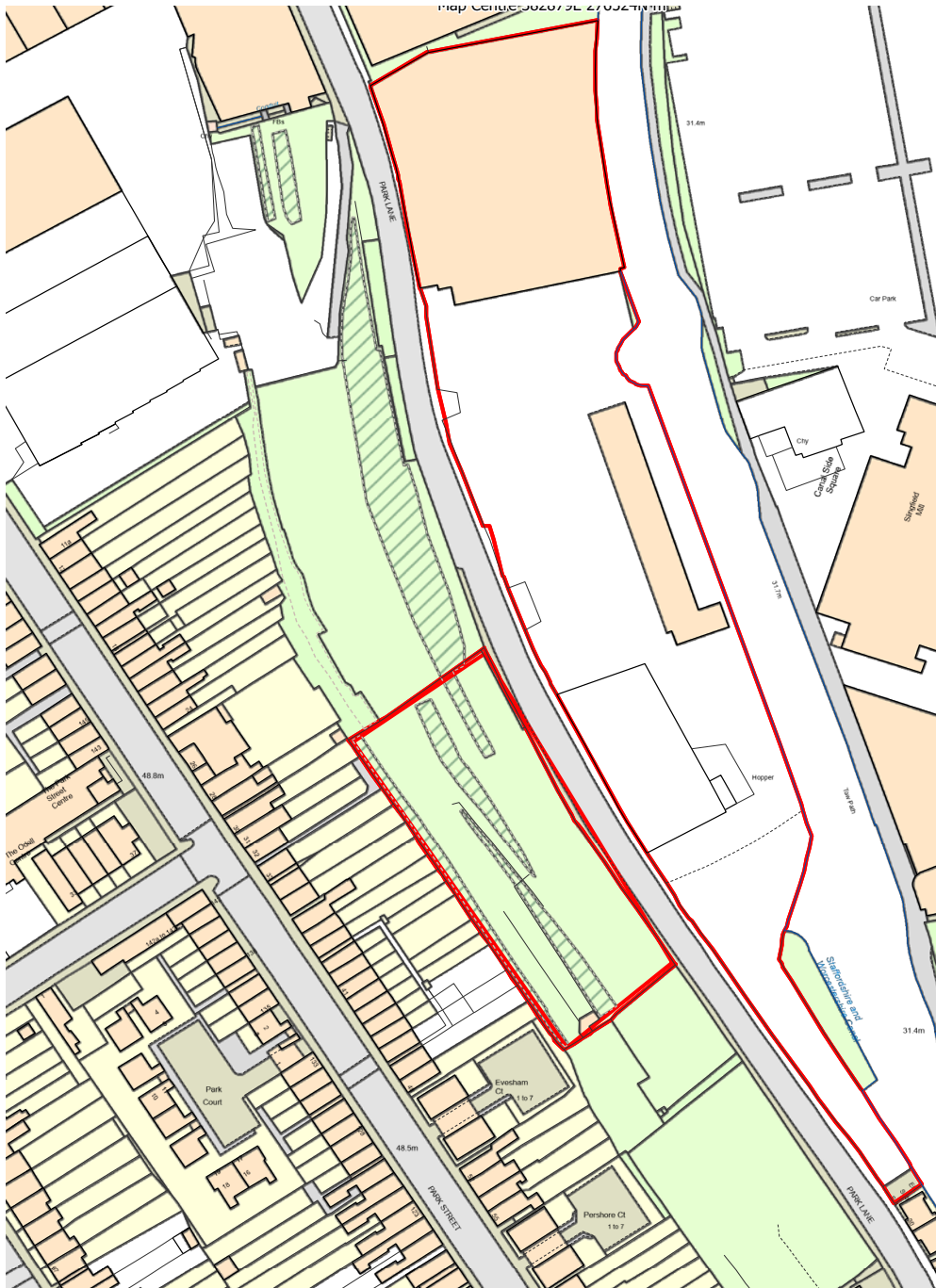
Access to this is available on email request and prospective purchasers should note that the vendors will expect them to have obtained and carefully considered the contents of the data site prior to submitting an offer.

For access to the data room, please send an email request to the contact details below.

VIEWING

The property may be viewed from the highway or from Weavers Wharf car park initially. Parties wishing to walk the property must arrange an appointment with Caroline Penn-Smith or Adelle Rhule-Martin and should not attempt to gain access unaccompanied.

Subject to Contract June 2023.



CAROLINE PENN-SMITH

07342 067831
 caroline.penn-smith@carterjonas.co.uk

ADELLE RHULE-MARTIN

07500 761860
 adelle.rhule-martin@carterjonas.co.uk

CARTER JONAS LLP

Two Snowhill
 Birmingham
 B4 6GA



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.