



**Doolittle & Dalley.**

CELEBRATING 125 YEARS

**Redevelopment Of The Uppers Of,  
21-25 Vicar Street, Kidderminster,  
Worcestershire, DY10 1DA  
Asking Price: £400,000**

- Vacant Premises Previously Used As Offices
- Potential Residential Conversion
- Planning permission for 12 Apartments
- Town Centre Location
- Leasehold with 999 Years



Asking Price £400,000 For Sale by Private Treaty. Vacant premises previously used as offices with potential for residential conversion. Planning permission granted for 12 apartments, including conversion of existing first and second floors and erection of roof extension to provide third floor. Exterior access and bin/bike store. Access via Vicar Street. Leasehold with 999 years. Town centre location. For Full Plans please contact Doolittle & Dalley on 01562 821600. Further pictures can be seen online at [www.doolittle-dalley.co.uk](http://www.doolittle-dalley.co.uk)

### **Planning Approval**

Planning approval granted on 24 November 2020 by Wyre Forest District Council – Planning reference 20/0146/FUL for erection of roof extension to provide third floor, conversion of first and second floors and new third floor to provide 12 apartments with access & bin/bike store. Planning approval subject to conditions.

### **Tenure & Possession**

The property is leasehold with vacant possession upon completion. Lease Term 999 years. Service charge and ground rent to be advised.

### **Services**

We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

### **Fixtures & Fittings**

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

### **Viewing**

By prior appointment with Doolittle & Dalley 01562 821600.

### **Reference: jea.cf.25.11.2020**

### **Money Laundering Regulations 2003**

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

### **Valuation Advice for Prospective Purchasers**

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

### **Misrepresentations Act**

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:- 1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.