



Doolittle & Dalley.

CELEBRATING 125 YEARS

Redevelopment Of The Uppers
Of, 17-20 Vicar Street,
Kidderminster, DY10 1DA
Asking Price £400,000

- Vacant Premises Previously Used As Offices
- Potential Residential Conversion
- Planning Permission For 12 Apartments
- Grade II Listed
- Town Centre Location
- Leasehold with 999 Years



TO BUY Asking Price £400,000. For Sale by Private Treaty. Vacant premises previously used as offices with potential residential conversion. Planning Permission for 12 apartments incorporating one, two and three bedrooms with bike rack and bin storage areas. Access via the rear of the premises on Crown Lane. Leasehold with 999 years. Town centre location. Full Plans can be viewed on the Wyre Forest District Council website application reference 20/0134. Grade II Listed.

Plans

Full Plans and specification can be obtained from the Wyre Forest District Council website

<https://planningpa.wyreforestdc.gov.uk/online-applications/>

Class Use C2 - Residential Institutions

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.lb.09.10.2020

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.

