



Redevelopment Of The Uppers Of 17-25 Vicar Street, Kidderminster, DY10 1DA

For Sale by Private Treaty. Vacant premises previously used as offices with potential for residential conversion. These premises provide an ideal investment opportunity as they come with two separate layouts, providing much opportunity and flexibility to a prospective purchaser. Planning permission was previously approved for a change of use to create 24 self-contained apartments, however this has now expired. There is currently planning permission for a large House in Multiple Occupation to include 38 no. en-suite bedrooms. Front access to the premises is from Vicar Street and rear access on to Crown Lane. Leasehold term 999 years. *VAT will be charged on the sale price for these premises* Full Plans for all applications can be viewed on the Wyre Forest District Council website or contact Doolittle & Dalley on 01562 821600. Further pictures can be seen online www.doolittle-dalley.co.uk

- Vacant Premises Previously Used As Offices
- Potential Residential Conversion
- Previous Planning Granted For 24 Self-Contained Apartments (Now Expired)
- Planning For 38 Bedroom HMO
- Grade II Listed
- Town Centre Location
- Leasehold Term 999 Years

Guide Price: £500,000

**Plans For 24 Self Contained Apartments (Now Expired)
(Now expired)**

Planning permission was granted for 24 self contained apartments in two parts. 17-20 Vicar Street has planning permission granted for 12 no. apartments including new access and bin/cycle store.

Planning Application reference:
20/0134/FUL

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

<https://planningpa.wyreforestdc.gov.uk/online-applications/applicationDetails.do?keyVal=Q5YLYWSIFTB00&activeTab=summary>

21-25 Vicar Street had planning permission granted for an erection of roof extension to provide third floor, conversion of existing first and second floors and new third floor to provide 12 no. apartments, with access and bin/bike store.

Planning Application reference:
20/0146/FUL

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

<https://planningpa.wyreforestdc.gov.uk/online-applications/applicationDetails.do?keyVal=Q625R3SIFTX00&activeTab=summary>

**Plans for HMO (38 En-Suite Beds)
(Current Planning Permission)**

Planning permission has been granted for a change of Use from offices to a Large House in Multiple Occupation to include 38 no. en-suite bedrooms, 6 x communal kitchen areas, cycle storage and bin store. Erection of an additional storey to part only of property.

Planning Application Reference:
22/0317/FUL

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

<https://planningpa.wyreforestdc.gov.uk/online-applications/applicationDetails.do?keyVal=RA7RH6SIJP500&activeTab=summary>

V.A.T Payable

V.A.T. will be charged on the purchase price.

Class Use E

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: RDH.Ip.150224

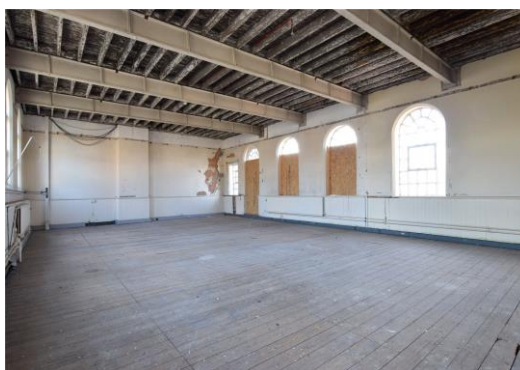
Valuation Advice for Prospective Purchasers

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

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.

REFERENCE KID200143



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.