



Conversion/Development Opportunity– The Gilding House, Worcester, WR1 2AY

Guide Price **£500,000**

The Gilding House, Princes Drive, Worcester, WR1 2AY.

Freehold

The Approval:

The approved conversion of The Gilding House to provide 8 x one-bedroom residential apartments set over four floors.

The Gilding House remains fully intact and will do so as part of the development. There is no demolition intended as part of this development.

The Current Site:

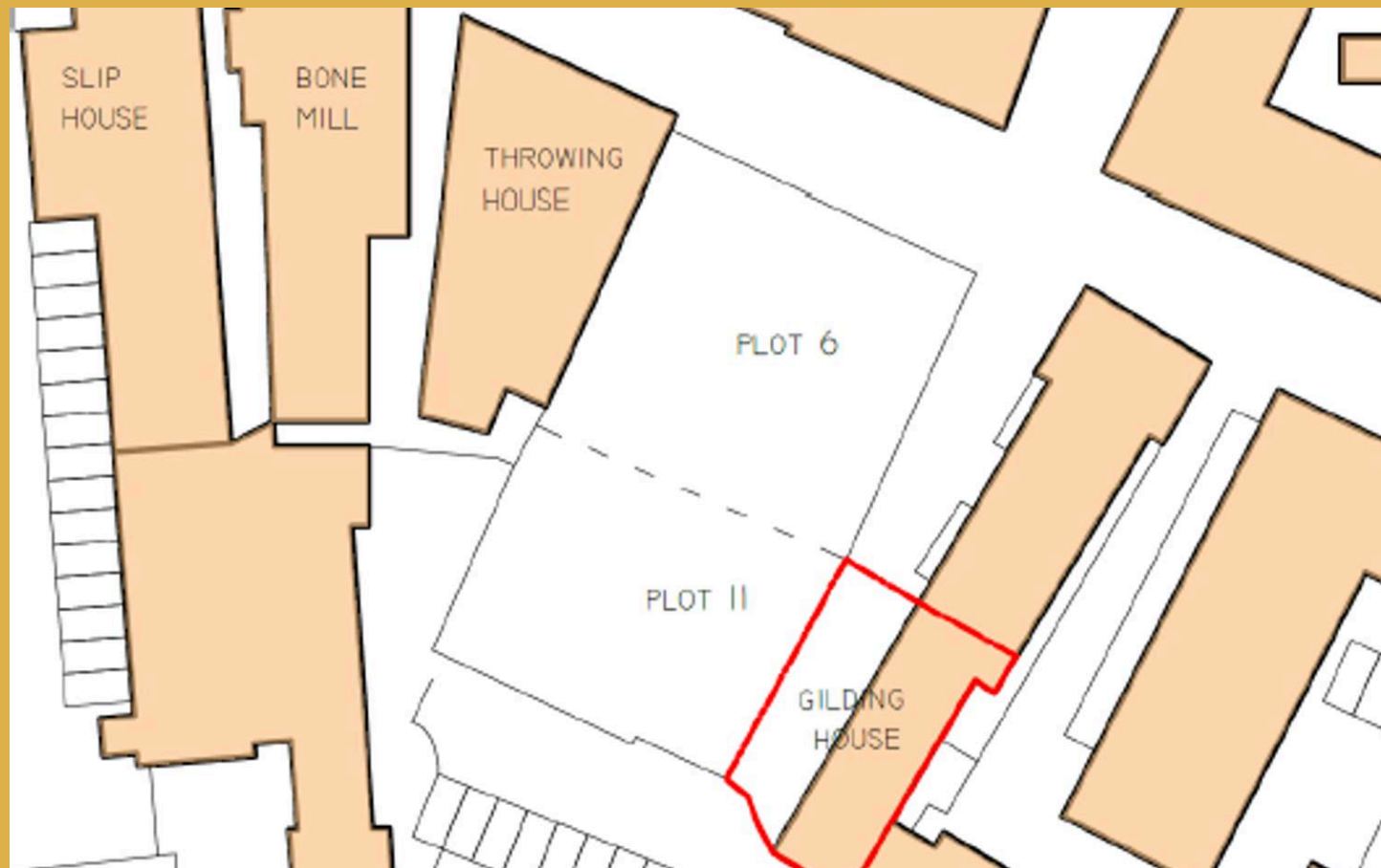
A vacant building

Site Area: Circa 0.10 Hectares

The Gilding House forms part of the former Royal Worcester Porcelain Works, built around 1860 and ceased trading as a business in 2009. Since then the buildings relating to the works were sold to Berkley Homes and developed into a mixed-use site. 6 sites on the former Royal Worcester Porcelain site remain undeveloped, The Gilding House being one of them.

The site is defined as a brownfield site under its previous classification and usage.

Car-free Development



Council Tax Band: B

Local Authority: Worcestershire County Council

Title: The Title will be split during the transaction, It will become Freehold

VAT: Is applicable on this site

CIL/S106: N/A

Utilities: Have been applied for by the current owners

Planning Reference: 24/00205/FUL

Link to Planning Documents:

<https://plan.worcester.gov.uk/Planning/Display/24/00205/FUL>

GDV:

Flat 1 £190,000 49SQM

Flat 2 £190,000 46SQM

Flats 3-8 £160,000 39SQM

Rental Values:

Between £975-£1,000 PCM

The owners are in the process of discharging all the pre-commencement planning conditions so these would be completed prior to a purchase.

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £5,000 plus (VAT)

Viewings: Strictly by appointment only via Allen Heritage

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Location:

City centre location, adjacent to key amenities and services, to include public transport links and public car parking.

Train Stations:

There are 3 Railway Stations in Worcester, 2 are in the city centre and Worcestershire Parkway.

Worcester Foregate Street. Services are available to Malvern, Droitwich Spa, Bromsgrove and Birmingham.

Worcester Shrub Hill. Services are available to Oxford, Reading, London, Kidderminster and Birmingham.

Bus Services:

Bath Road, Services 32, 54 and 333. From here you can reach Upton on Severn, Pershore and St Peters.

Sidbury, Services 51, and X50. From here you can reach Pershore, Evesham and Worcestershire Parkway.

Documents Available Upon Request:

Brochure

Approval & Conditions

Bat Survey

Design & Access Statement

Energy Statement

Heritage Statement

Noise Impact Statement

Local Comparables

Transport Statement

For more details contact the team at Allen Heritage.



Images:

Internal Photograph

Proposed Lower Ground Floor

Proposed Ground Floor

Proposed First Floor

Proposed Second Floor

