RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land adjacent to 8 Henwick Road, St Johns, Worcester WR2 5NT

BRUTON KNOWLES



FOR SALE BY INFORMAL TENDER

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Full Planning Permission for 14 Apartments

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Location

The site is located adjacent to 8 Henwick Road, within the St Johns area of Worcester City. Birmingham is located some 30 miles north east, Gloucester 30 miles south west and Hereford 25 miles south east. The property benefits from its convenient proximity to road networks to include Malvern Road, the A44 and the A4440 which connects to the M5 providing direct links to Gloucester and Birmingham.

Nearby Facilities & Amenity

The Town Centre is located approximately 0.7 miles to the east of the site. It provides a range of amenities to include supermarkets, pubs/restaurants, leisure opportunities and Worcester Railway Station. The Town Centre is within an 15 minute walk or 6 minute cycle providing opportunities for non-car mode journeys to surrounding amenities. It is a short walk to the University of Worcester St Johns Campus. The town is served by a local bus service which runs from Henwick Road adjacent to the site and connects to Worcester and the surrounding settlements.

- Worcester Town Centre – 0.7 miles
- Worcester Shrub Hill Station – 1.7 miles
- Gloucester – 30 miles
- Birmingham – 30 miles
- Hereford – 25 miles



Full Planning Permission for 14 Apartments (1, 2 & 3 bed)

For Sale by Informal Tender

Overview

Bruton Knowles have been formally instructed to market a development site with full planning permission for 14no. 1, 2 and 3 bedroom apartments located within close proximity to the Cathedral City of Worcester.

In summary:

- Detailed planning permission for a 14no. apartments including parking
- Site area of approximately 0.19 acres
- Unconditional Offers Invited
- Guide Price: £400,000

Description

The area of the title for sale extends to approximately 0.19 acres and comprises a vacant former car park that served the Co-Op Supermarket. The site is predominantely surfcaed with tarmacadum and benefits from a wide highway frontage onto Henwick Road. The site is bound to the north and south by existing built development, to the east by landcaped area associated with the adjacent residential estate. Existing vehicular access associated with the former car park use, is located to the south west corner of the site, directly off Henwick Road. To the rear of the site is a strip of unmade ground with overgrown vegetation.

The site is not located within a Conservation Area, Area of Outstanding Natural Beauty, SSSI or Ramsar Site and does not contain any heritage assets.

The subject site forms part of the wider Freehold Title WR106407.

Planning

The site falls within the administrative area of Worcester City Council and benefits from the following relevant consents:

- **24/00316/FUL–** Proposed construction of 14 apartments, including parking, landscaping and biodiversity enhancements **-** *Permitted 8th April 2026.*

A purchaser will be responsible for discharging all remaining conditions attached to the planning permission.

Proposed Scheme

The proposed scheme approved under planning permission 24/00316/FUL, provides for the construction of a detached four storey building, containing 14 apartments. The apartments include a mix of 1, 2 and 3 bedroom dwellings, with private amenity spaces to include inset balconies. The proposals include a communal shared amenity space to the rear of the property. Units 1-3 benefit from private amenity spaces in the form of 'yards' and inset balconies with the third floor apartments benfitting from access to a larger patio and green roof space.

	No. of Beds	Sq ft
Flat 1 (GF)	1 Bed	398
Flat 2 (GF)	1 Bed	495
Flat 3 (GF)	1 Bed	495
Flat 4 (FF)	1 Bed	452
Flat 5 (FF)	1 Bed	517
Flat 6 (FF)	1 Bed	398
Flat 7 (FF)	1 Bed	495
Flat 8 (FF)	2 Bed	635
Flat 9 (SF)	1 Bed	452
Flat 10 (SF)	1 Bed	517
Flat 11 (SF)	1 Bed	398
Flat 12 (SF)	1 Bed	495
Flat 13 (SF)	2 Bed	635
Flat 14 (TF)	3 Bed	915

Services and Drainage

The site has access to mains services both within the site and immediately on the east and western boundaries. An attenuation tank is proposed to the rear of the site, draining to the exisiting combined storm drain sewer. Please note we have not carried out any tests in this regard and recommend purchasers undertake their own investigations.

CIL / S106 Liability

The planning consent is subject to a S106 Agreement. We understand that this includes an open space contribution of £36,363.60. The proposed scheme is to include four affordable dwellings (30% affordable housing provision).

The site is located within the Worcester City Residential Main Urban Area and is therefore not liable for CIL.

Method of Sale

The Freehold is offered For Sale by Private Treaty. Unconditional offers are invited.

Offers should be submitted in accordance with the 'Tender Form' and sent via email to Harry Lea: harry.lea@brutonknowles.co.uk

Guide Price

The site is offered For Sale with a guide price of £400,000.

Legal

Each party is to meet their own professional fees.

Viewings

The site can be viewed directly off Henwick Road.

SUBJECT TO CONTRACT – SEPTEMBER 2026

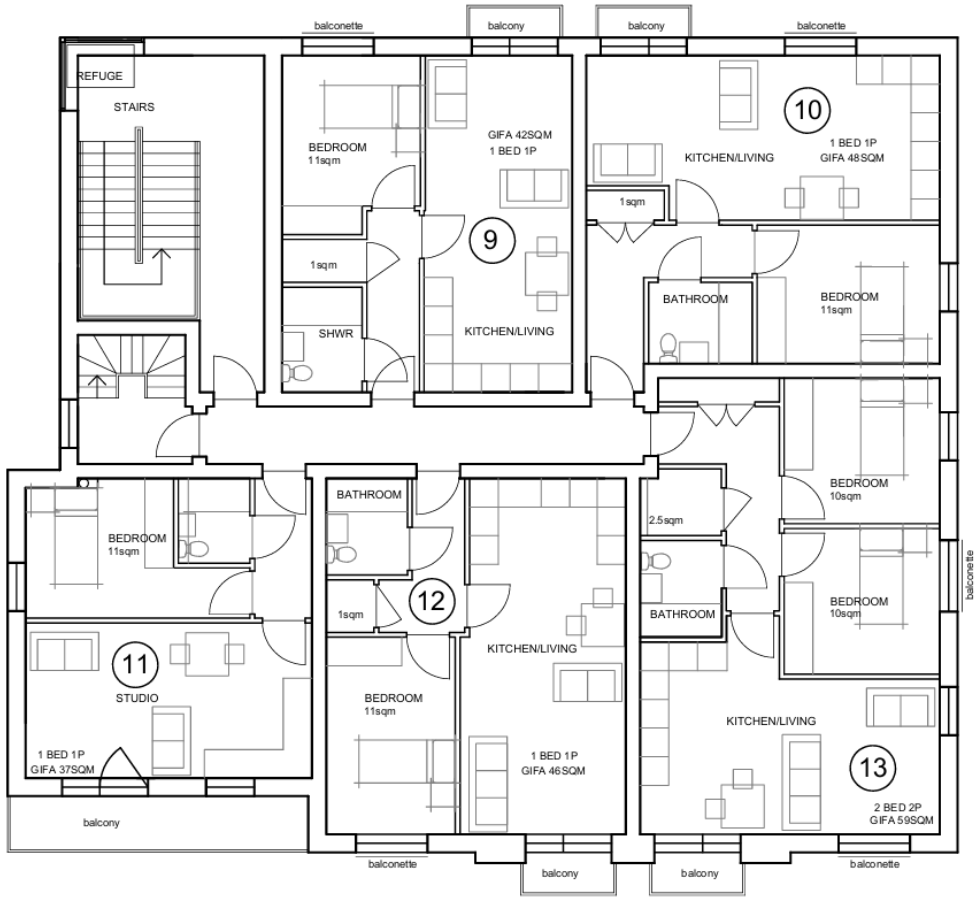
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

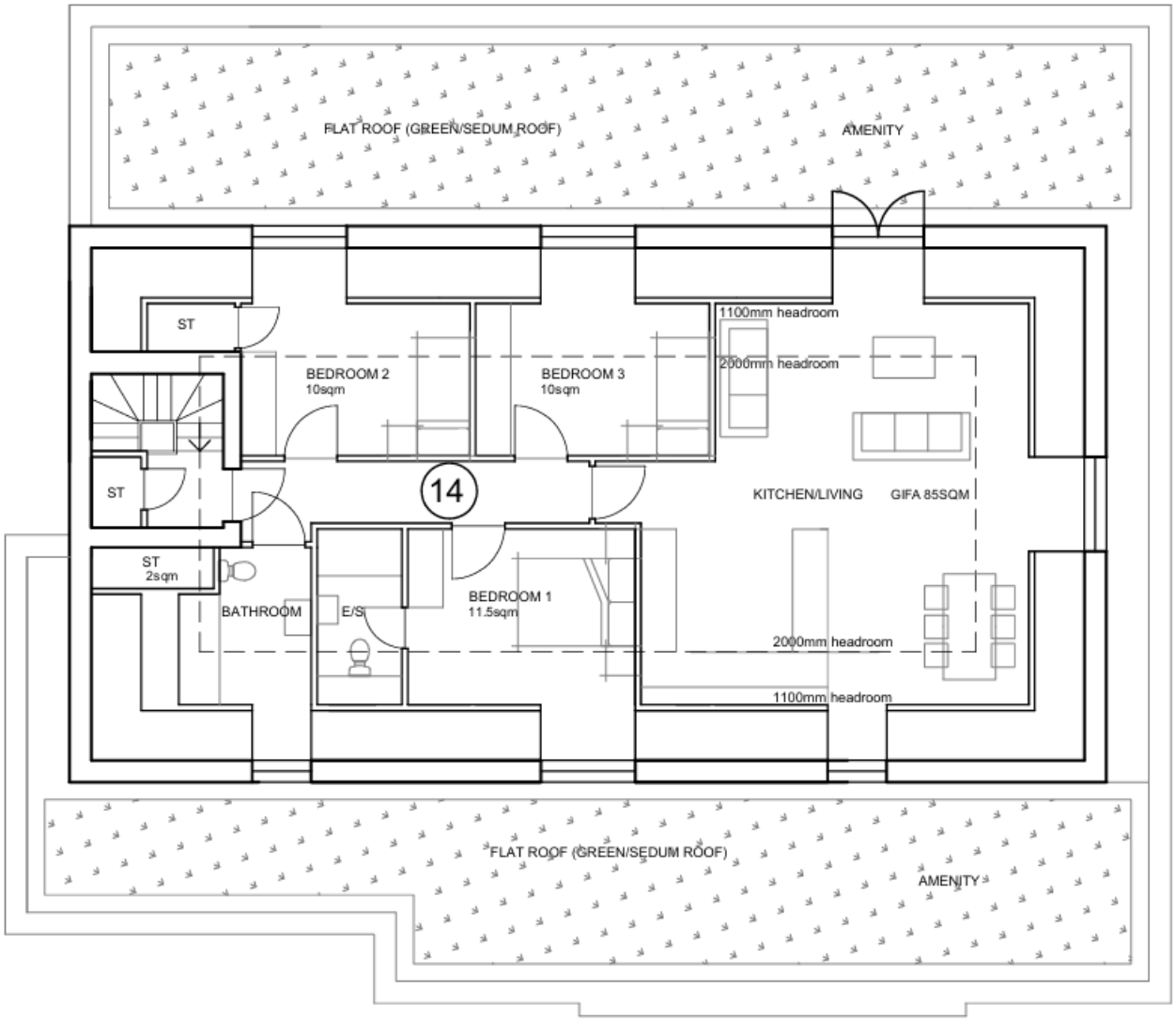








Proposed Third Floor Plan



Proposed Elevations



Land at Henwick Road, Worcester, WR2 5NT

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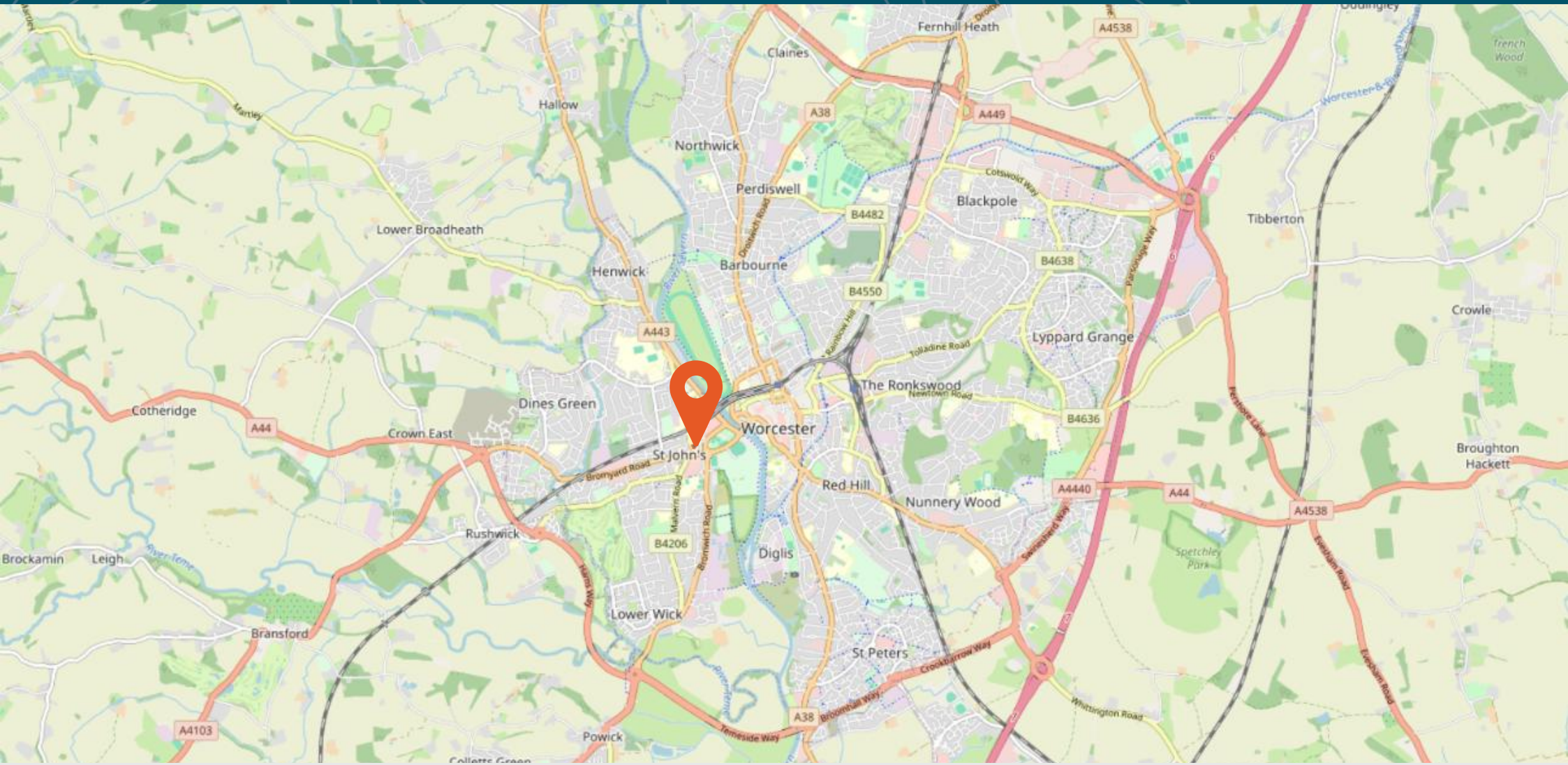
T: 01452 880000



Location Plan

what3words stages.ages.sleepy

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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The Property Ombudsman