

# Land at Henwick Road

WORCESTER, WR2 5NP

Consented Student Development Opportunity

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## DESCRIPTION

The site is irregular in shape and has historically been used as a church hall. The existing building lies in the south eastern corner of the site and will be subject to demolition.

The site is located south of St Clements Church, there are Victorian properties to the west of the site that front onto Henwick Road. To the east lie a block of c. 1980's assisted living residential apartments, and to the south midrise housing that is owned by Platform Housing Association.

The site takes access from Church Walk which is accessed from St Clements Gardens. There is a footpath from the site that links to Henwick Road.

The proposals are for the erection of a four storey building comprising of 54 student beds in clusters of three, four and five bedroom apartments. On the ground floor proposed there is an indoor cycle store, laundry, plant room, reception, bin store and shared amenity space.

## KEY HIGHLIGHTS

- Consented development opportunity situated in prominent position close to Worcester City Centre.
- The total site area extends to approximately 0.28 acres (0.11 hectares).
- The property benefits from full planning consent for the demolition of an existing church hall and erection of a four storey building to provide 54 bed student accommodation.
- The site is sold Freehold with Vacant Possession.
- Offers are invited by way of Informal Tender, subject to contract, no later than 2pm on Thursday 31st July 2025.

## LOCATION

The site is located in Worcester, 900m west of the City Centre. Worcester is a cathedral city located 30 miles south west of Birmingham, 27 miles north of Cheltenham, and 27 miles east of Hereford. At the 2021 census Worcester had a population of 103,872.

The city is served by two train stations, the closest to the subject site being Worcester Foregate Street which offers services regular to Hereford, Birmingham New, and London Paddington as well as calling at local conurbations.

The University of Worcester, with a student population on c. 9,184, is one of the fastest growing universities (according to GoStudyIn). The university is located 1km north of the subject site.



## PLANNING

The property falls under the planning jurisdiction of Worcester City Council.

The site benefits from full planning consent for the erection of a four storey building comprising 54 student bedrooms. The planning reference number is 22/00334/FUL.

A S106 contributions equate to £87,500.

Copies of the planning documentation and supporting information are available in the data room.

## TENURE

The site is held freehold under the Land Registry title numbers WR184207 and will be sold with vacant possession on completion.

## SERVICES

Interested parties are advised to make their own enquiries with respect to their requirements with regards to the level of capacity and the ability to connect to the site.

## DATA ROOM

A full suite of information is available in the data room. Please contact Tom Walker (tom.walker@savills.com) to gain access.

## VIEWINGS

Viewings other than roadside access are strictly by appointment with sole selling agent Savills. Savills will be conducting viewings on a first come first serve basis.

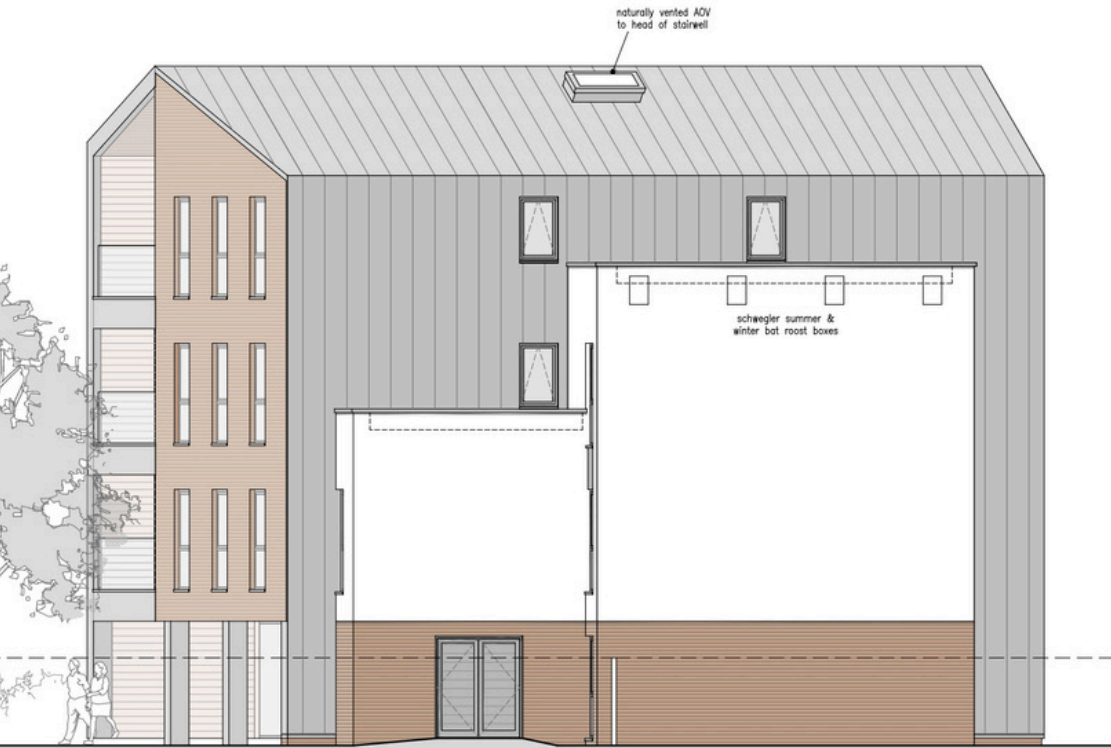
## VAT

VAT is payable on the purchase price.



**Proposed Site Plan**

Apartment No.	Storey	No. of Beds	Dwelling NIA (sqm)	Dwelling NIA (sqft)	GIA (sqm)	GIA (sqft)
1	Ground	4	81.1	873	396	4,263
2		5	96.2	1035		
3		4	81.1	873		
4	First	4	78.2	842	407.1	4,382
5		5	96.2	1035		
6		4	87.8	945		
7	Second	4	81.1	873	395.5	4,257
8		4	78.2	842		
9		5	96.2	1035		
10	Third	3	77.2	831	339.5	3,654
11		3	67.4	725		
12		3	64.5	694		
13		3	69.5	748		
14		3	77.2	831		
<b>Total</b>		<b>54</b>	<b>1,132</b>	<b>12,184</b>	<b>1,538</b>	<b>16,556</b>



**Proposed Eastern Elevation**

### **IMPORTANT NOTICE**

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## **METHOD OF SALE**

Offers are invited by way of Informal Tender by 12 noon on Thursday 31st July 2025 for the freehold interest in the site.

The vendor's strong preference is for unconditional offers, however consideration will be given to conditional proposals on individual merit.

A bid proforma is available in the data room. Interested parties will be required to populate a proforma when submitting an offer.

Offers are to be submitted in writing to the following email addresses only:

tom.walker@savills.com  
michael.maguire@savills.com

Please note the vendor reserves the right not to accept the highest, or indeed any offer received.

## **CONTACT**

For further information please contact:

### **Tom Walker MRICS**

Senior Surveyor  
tom.walker@savills.com  
07976324243

### **Michael Maguire MRICS**

Director  
Michael.maguire@savills.com  
07495738389



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