



**Former Swimming Pool**  
4 Sansome Walk, Worcester, WR1 1NU

# FORMER SWIMMING POOL, SANSOME WALK



Former Swimming Pool, 4 Sansome Walk,  
Worcester, WR1 1NU



## Development Opportunity

- Site area 2.1 acres (0.84 ha)
- City Centre location
- Allocated in the SWDP as a residential development site



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# Development Opportunity

## Introduction

On behalf of Worcester City Council, we are pleased to introduce this prime residential development opportunity.

The site comprises the former public swimming pool and associated car park, located on Sansome Walk in Worcester City Centre.

The facility was constructed in the late 1960's closing in December 2016 upon the construction of a new public swimming pool and leisure centre at Perdiswell, on the edge of Worcester.

## Location

The property fronts Sansome Walk, on the northern edge of Worcester City Centre. The immediate surrounding area is predominantly Victorian housing.

Worcester is an expanding and thriving Cathedral City with a population of just over 100,000 on the banks of the River Severn.

It is readily accessible by road, rail and air. Junctions 6 and 7 of the M5 provide easy access to the motorway network whilst the City has 2 railway stations together with a new station, Worcestershire Parkway.

The City has an excellent retail, arts and leisure offering, expanding University, first class rugby and cricket teams and a picturesque racecourse adjacent to the River Severn.

## Planning

The site is currently vacant. The adopted South Worcestershire Development Plan allocates it as a residential development site.

## Opportunity

We believe the site represents a rare opportunity to create a high quality residential scheme in the heart of Worcester City Centre.

## Basis of Proposals

The Council is procuring the demolition of the building and remediation of the site at its own cost. Proposals should therefore be made on the basis of a cleared and clean site. Once a preferred developer has been selected, it is envisaged that they will enter into a Development Agreement with Worcester City Council.

## Grant Funding

The Council is being assisted by grant funding from the OPE Land Release Fund and is hoping to obtain funding from Homes England under its Local Authority Accelerated Construction programme. The Council retains the options of undertaking remediation or transferring remediation to the developer to complete as part of the development proposal for the site.

## Bidding Process

The council are looking to select a developer to work with in partnership through an invitation to tender under the Competitive Procedure with Negotiation Procurement process. For further

information and to register on the e-procurement portal please visit: <https://procontract.due-north.com>

## Agents Note

Interested parties should have regard to the following points which should be accounted for in any proposals.

1. Any proposed development should provide a policy compliant scheme including 30% social rented units.
2. The council currently provides 26 car parking spaces on the site to local residents.. This arrangement will need to be preserved in any redevelopment.
3. There is a Draft TPO in place to protect one tree (T2) and a group of trees (G1) located towards the Sansome Walk frontage which will need to be retained as part of any development proposals.
4. Any redevelopment should retain the public footpath which currently runs along the southern boundary of the site.



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## Tenure

The site is to be offered on a freehold basis.

## Information Pack

An Information Pack containing a full suite of planning and technical information is available on the e-procurement portal at <https://procontractdue-north.com>

## Viewing Arrangements

Strictly via prior appointment through the Sole Agents.

## VAT

We understand VAT will be payable on the purchase price.



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## Approximate Travel Distances



### Locations

- Worcester City Centre 0.4 miles
- Junc 6 of the M5 3 miles
- Junc 7 of the M5 3 miles

### Sat Nav Post Code

- WR1 1NU



### Nearest station

- Foregate Street 0.5 miles



### Nearest Airports

- Birmingham Int 36 miles



### Please Note

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