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# 5 Deansway

Worcester, WR1 2JG

Freehold  
Residential development opportunity  
Planning consent for conversion to 9 apartments



**For Sale**



## Key information

- Period property currently used as offices
- 5,478 sq ft (509 sq m) NIA
- Planning permission recently obtained to convert to 9 apartments
- Price £800,000

## 5 Deansway

5,478 Sq Ft (509 Sq M) (current Net Internal Area)

### Description

The Grade II Listed property currently comprises two distinct parts. The principal building comprises a Georgian 3 storey property with slate roof, whilst the secondary element is a later two storey extension, part flat roof, part pitched slate roof.

The building is approached from Deansway, via a delightful walled garden.

The property is currently utilised as offices, but will be vacated upon completion of a sale. The business which currently occupies the property is relocating into additional accommodation in central Worcester.

Planning permission has been granted by Worcester City Council for the conversion of the building into 9 apartments.

## Location

The building occupies a prominent position on Deansway, just off the High Street, in the shadows of Worcester Cathedral. Whilst in the heart of the city, a short stroll takes you to the banks of the River Severn and Worcester Racecourse.

Worcester is a vibrant combination of past and present with a population of just over 100,000 perched on the banks of the River Severn.

The city boasts an eclectic mix of restaurants and bars together with an excellent retail offering, combining high street brands with a diverse range of independent boutiques.

It has a thriving and expanding University and offers sports enthusiasts first class cricket and rugby, together with a picturesque riverside racecourse.

Junctions 6 and 7 of the M5 motorway provide easy access to the motorway network and Birmingham airport, whilst the city has 2 mainline railway stations, Foregate Street and Shrub Hill in addition to Worcestershire Parkway which provides access to Regional and National destinations.



## Accommodation

The building currently provides the following office accommodation, measured on a Net Internal basis.

Description	Sq Ft	Sq M
Offices	5,478	509

## Schedule of Proposed Accommodation

Apartment	Bedrooms	Sq Ft (GIA)	Sq M (GIA)
1	2	1,227	114
2	1	556	51.7
3	1	488	45.3
4	1	544	50.5
5	2	1,184	110
6	1	555	51.6
7	1	545	50.6
8	2	1,388	129
9	1	624	58



## Further information

### Planning

Planning and listed building consent has recently been obtained for the conversion of the building into 9 apartments - 25/00103/FUL and 25/00102/LB.

The proposal includes an additional storey added to the existing two storey building.

The approved plans and all associated documents can be found here:  
<https://plan.worcester.gov.uk/Planning/Display/25/00103/FUL>

### Price

£800,000.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is D.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.



### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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