



# FOR SALE

2.15 ACRES (0.87 HECTARES) DEVELOPMENT SITE  
FRONTING THE HYLTON ROAD  
WORCESTER, WR2 5JN



- Fronting Hylton Road A443 and the river Severn
- Close to Homebase, PC World and McDonalds
  - Suitable for variety of uses  
- subject to obtaining formal planning consent
- Expressions of interest sought





**LOCATION:**

The site fronts the A443 Hylton Road to the west of Worcester City Centre set back from the western side of the river Severn. The site overlooks Worcester's new university campus site currently under construction which is on the opposite side of the river. Several established trade counter and car dealerships are located close by including Homebase, PC World and McDonalds.

**DESCRIPTION:**

The site comprises a rectangular shaped site with a frontage directly onto the Hylton Road A443 with a secondary frontage and vehicular access to Chequers Lane. Adjacent to the site several other potential development sites are potentially available which could be combined with this site to provide a larger development opportunity.

**TENURE:**

For sale freehold with expressions of interest sought.

**PLANNING:**

The site was historically the former fruit and vegetable market for the City of Worcester. Discussions with the City Planning Department reveal the site's suitability for a number of alternative uses subject to obtaining planning permission. Examples of potential uses include hotel, residential, car dealership, B1 offices and retail trade counter.

The Environment Agency is currently completing a flood alleviation scheme along the Hylton Road which will remove the site from the River Severn floodplain.. Those works are expected to be completed over the next few months.

**LEGAL COSTS:**

Each party is to be responsible for their own legal costs.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

**VIEWING:**

Strictly via joint agents:

Harris Lamb  
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Subject To Contract

Jan 2009

