



Port Street, Evesham, WR11 3LF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £220,000

- SUBSTANTIAL TERRACED PROPERTY EXTENDING TO OVER 1,600 SQ. FT
- POTENTIAL FOR RESIDENTIAL, MULTI-FLAT, HMO OR COMMERCIAL USE
- FORMER GROUND FLOOR RETAIL UNIT
- GENEROUS REAR GARDEN WITH PEDESTRIAN ACCESS TO THE LEYS
- FREEHOLD TENURE
- REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING CONSENT)
- EXTENDED ACCOMMODATION TO THE REAR
- CLOSE TO LOCAL AMENITIES INCLUDING SUPERMARKET AND CINEMA
- GAS CENTRAL HEATING
- EPC RATING: C

SUBSTANTIAL TERRACED PROPERTY EXTENDING TO OVER 1,600 SQ. FT - REDEVELOPMENT OPPORTUNITY (STPP) - POTENTIAL FOR RESIDENTIAL, MULTI-FLAT, HMO OR COMMERCIAL USE

A substantial Victorian terraced property situated on Port Street in Evesham, offering over 1,600 sq. ft of accommodation across three floors. This grand home provides exciting redevelopment potential, with scope for conversion to a residential property, multiple flats, HMO, or mixed commercial premises, subject to the necessary planning consents.

The property has been extended to the rear to provide additional accommodation and was most recently occupied as a spacious family home. The ground floor includes versatile living areas and a former retail space, while the upper floors offer further rooms ideal for

Location

Ideally situated within a mile from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Services

It is understood that gas, electric, water and foul water drainage are connected to the property.

Tenure

The property is offered for sale on a freehold basis, with offers invited in excess of £220,000.

Energy Performance certificate

The property has an EPC rating of C, which is valid until October 2034.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Legal Costs

Each party will be responsible for their own costs in associated with the transaction.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan



Total area: approx. 167.5 sq. metres (1803.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

For further information please email commercial@sheldonbosleyknight.co.uk