



DEVELOPMENT OPPORTUNITY

3.2 ACRES

Premises at Hereford and Worcester Shooting Ground, Brockhill Lane, Redditch, B97 6RB

FOR SALE

- **DEVELOPMENT OPPORTUNITY**
- **FREEHOLD**
- **AVAILABLE JANUARY 2025**
- **CONVENIENT LOCATION**
- **SUITABLE FOR ALTERNATIVE USES, STPP**
- **UNCONDITIONAL SALE**

LOCATION

The Property is located on Brockhill Lane approximately 1.5 miles north east of Redditch Town Centre, sitting in open countryside.

Transport links are good with Junctions 1 & 2 of the M42 being within 10 minutes drive via the B4096 and A441.

DESCRIPTION

The Property comprises a detached two storey mixed-use building, currently operating as a Shooting Club to ground floor with a substantial self-contained Flat to the first floor.

Internally, the ground floor has been configured to provide a Reception Area, Showroom / Sales Areas, Office, Welfare Accommodation and a Bar / Restaurant Area with Kitchen. In addition, there is a single garage adjacent.

The first floor Flat is substantial and is generally well specified throughout, with a large kitchen, living room, bathroom and four double bedrooms.

The Gross Internal Area (GIA) of the Property extends to approximately 4,000 sq ft (372 sqm).

The Total Site Area extends to approximately 3.2

acres (1.3 hectares) with a substantial aggregate surfaced car park, garden area, pond and shooting stands overlooking adjacent agricultural land.

ASKING PRICE

£1,150,000

TENURE

Freehold

RATEABLE VALUE

£4,050

COUNCIL TAX

Hunters Lodge Flat - Band B.

SERVICES

All mains services are available.

EPC

TBC

Flat / Hunters Lodge – Band D (60).

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification

VIEWING

Strictly by appointment with our Office on 01527 584242.



Area Map



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