



The Barn, 6a High Street, Leominster, HR6 8LZ
Guide Price £120,000

The Barn 6a High Street Leominster

DEVELOPMENT OPPORTUNITY - FOR SALE VIA INFORMAL TENDER - This former commercial premises with planning permission for conversion to C3 residential dwelling in central Leominster, (Herefordshire Council Planning Number P232456/PBA) Set back off the High Street with gated access and offering circa 950 to 1000 square feet.

- FOR SALE VIA INFORMAL TENDER
- PLANNING PERMISSION FOR RESIDENTIAL USE
- CONVENIENT TOWN CENTRE LOCATION
- SET BACK OFF THE HIGH STREET
- RECENTLY INSTALLED WORCESTER BOSCH BOILER

Material Information

Guide Price £120,000

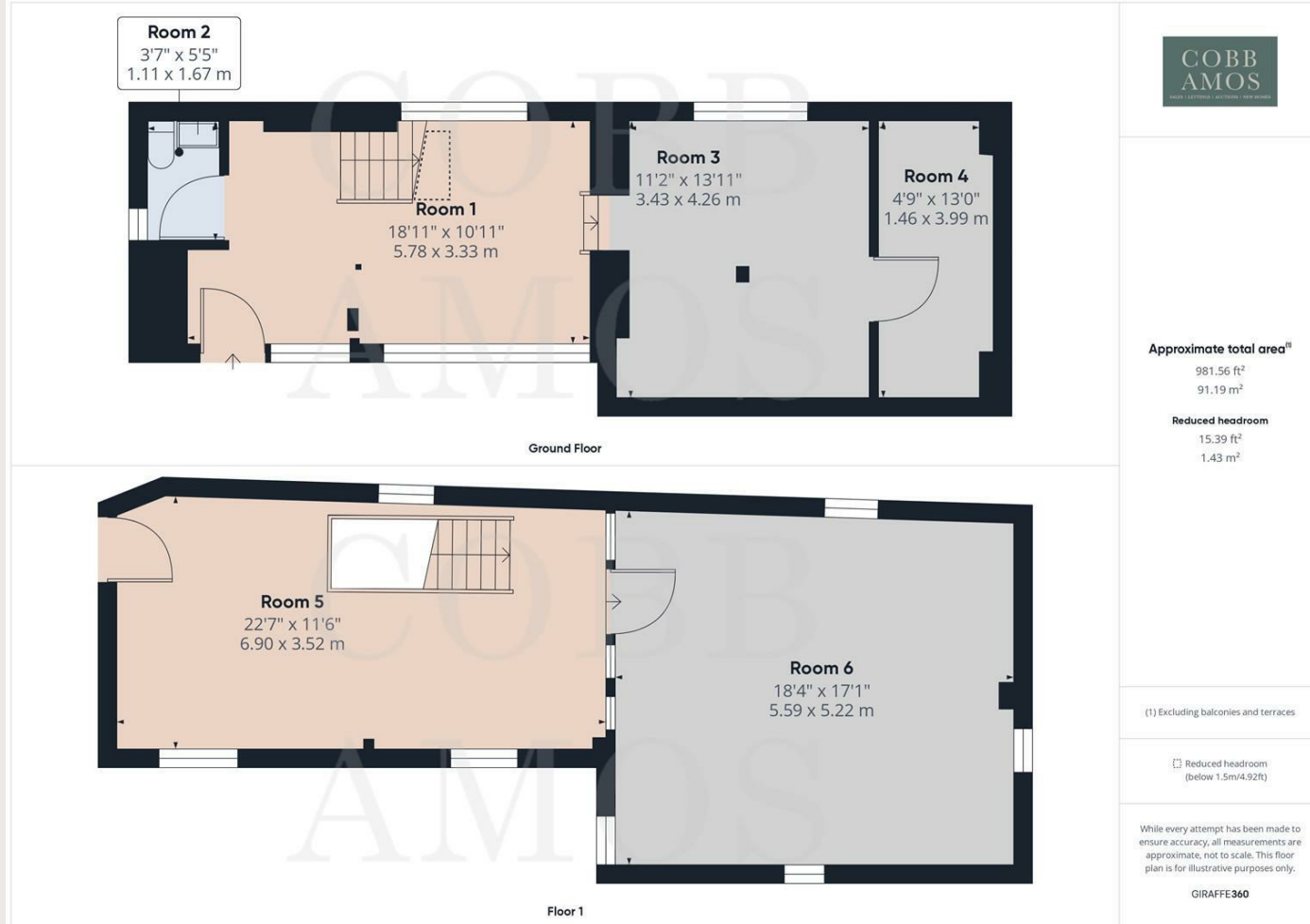
Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: New Build

EPC: (null)

For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Property Description

Access off the High Street through a passageway leading to a small courtyard. The property is of timber construction and comprises three rooms to the ground floor and two large rooms to the first floor. There is also a useful cellar space measuring 3.22m x 4.15m accessed via a trapdoor.

Method of sale

The property will be offered for sale by Informal Tender and prospective bidders are invited to complete the Informal Tender form which is available on request. If your bid is subject to finance or any conditions, please state these on the back page. All offers must be in writing on the form and with any conditions clearly stated and delivered to our offices at: Cobb Amos, 2 Broad Street, Leominster, HR6 8BS. All tenders must be submitted by 12noon on 24th August 2024, marked clearly as "Tender for The Barn, 6a High Street". An exchange of contracts will be required within 28 days.

Services

All mains services available.

Location

The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Planning Permission

Herefordshire Council P232456/PBA

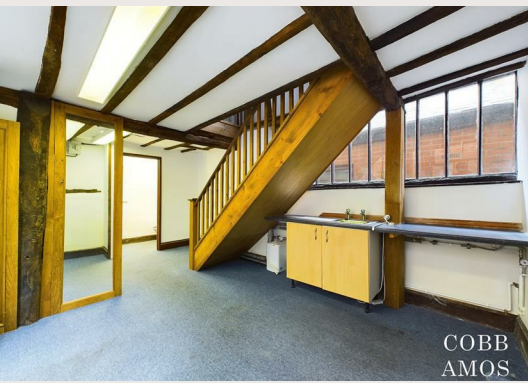
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/id=232456&search-term=hr6%208lz

DIRECTIONS

From Cobb Amos Leominster the property is located on the other side of the road and is accessed through a door between Bluebells Florist and Syebrows Cosmetology.



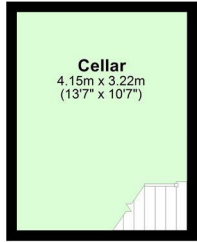
COBB
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Cellar

Approx. 13.4 sq. metres (143.9 sq. feet)



Cellar
4.15m x 3.22m
(13'7" x 10'7")

Total area: approx. 13.4 sq. metres (143.9 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

6a High Street, Leominster



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