



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Joining the pedestrian Leopard Alley which links High Street and Rowberry Street just a short level walk from the town centre of Bromyard and all its amenities and bus stop.

A Period Three-Storey Brick Building being a Former Warehouse with Planning Permission for Conversion to Three One-Bedroom Flats.

**THE WAREHOUSE  
LEOPARD ALLEY  
BROMYARD  
HR7 4DT**



*Comprising*

Each Flat is Planned to have Hall, Living Room/Kitchen, Shower Room and Bedroom.

**Fixed Price: £120,000**

## **The Warehouse, Leopard Alley, BROMYARD HR7 4DT**

### **EXISTING BUILDING**



This is a three-storey period brick and tile roof building joining Leopard Alley a 'stone's throw' from the town centre and the bus stop for the regular Hereford and Worcester service. A plan of the existing is attached and has a total floor area of approx. 126 sq metres (or 1356 sq ft).

### **THE PLANNING PERMISSION**

A copy of the planning permission dated 20th May 2019 is attached. We are informed that works commenced to keep the permission live.

### **THE PLANS**

Copies of the plans accompanying the planning permission are attached but are not to scale. Scale plans are available from the agent if required.

### **SERVICES**

We understand all mains services are close by but interested parties should make their enquiries.

### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003414

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.