

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN OPPORTUNITY TO PURCHASE A UNIQUE DETACHED STONE PROPERTY SITUATED IN THE VILLAGE OF GARWAY OCCUPYING A PLOT EXTENDING TO APPROXIMATELY HALF AN ACRE WITH APPROVAL FOR DEMOLITION.

The Old School – Guide Price £450,000

Upper Garway, Herefordshire, HR2 8RQ

The Old School

Location The Old School is located in the village of Garway in southeast Herefordshire. Garway is situated between the cathedral city of Hereford (17 miles) and the market towns of Monmouth (7 miles), Abergavenny (14 miles) and Ross-on-Wye (13 miles) with easy access to the Midlands and South Wales.

Within Garway there is a famous Templar church, a methodist chapel, popular primary school (rated Good by Ofsted, public house, a common with cricket field as well as stunning local walks and cycling routes.

Description An opportunity to purchase a unique detached stone property with a long-standing history, opening in the late 1870's, as the school that serviced the local village hosting around 50 school children from the local area. The school itself has now been superseded by its more modern counterpart.

The school was then closed in 1980 and used more recently as an agricultural and commercial premises until 2002, after which it remained empty and was subsequently vandalised. The property offers potential for residential development (subject to planning consent) either by conversion or demolition and redevelopment.

The site extends to approximately **HALF AN ACRE** and comprises an old school building, a workshop area and a double garage.

DEMOLITION OF BUILDINGS APPROVAL

Approval was given by Herefordshire District Council in February 2022 for the proposed demolition and restoration of the site. Application No 220401. Full details can be found on Herefordshire Planning Portal or from the selling agent.

PLEASE NOTE

VIEWERS ARE ADVISED TO EXERCISE EXTREME CAUTION BOTH WITHIN THE BUILDING AND ON THE SITE DUE TO ITS OVERGROWN AND DILAPIDATED CONDITION.

Directions From the Agent's Ledbury Office turn right at the traffic lights and proceed along The Southend. At the roundabout continue straight over onto the A417. On reaching the M50 Junction 2, turn right toward South Wales/Ross. Proceed for 10 miles and on reaching the roundabout take the 1st exit onto A449. At the next roundabout take the 3rd exit onto A40 signposted for South Wales/Monmouth. At the next roundabout, take the 4th exit onto A49 signposted to Hereford. Continue for approximately 3 miles and turn left onto the B4521 signposted to Abergavenny. Continue for approximately 5 miles and at the crossroads turn right signposted for Garway. Continue through the village of Garway and The Old School can be found on the left hand side. **What3Words: duties.captive.embraced**

Services We understand that mains water and electricity are available to the site. The drainage system serving the new school is located in the south eastern corner of the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

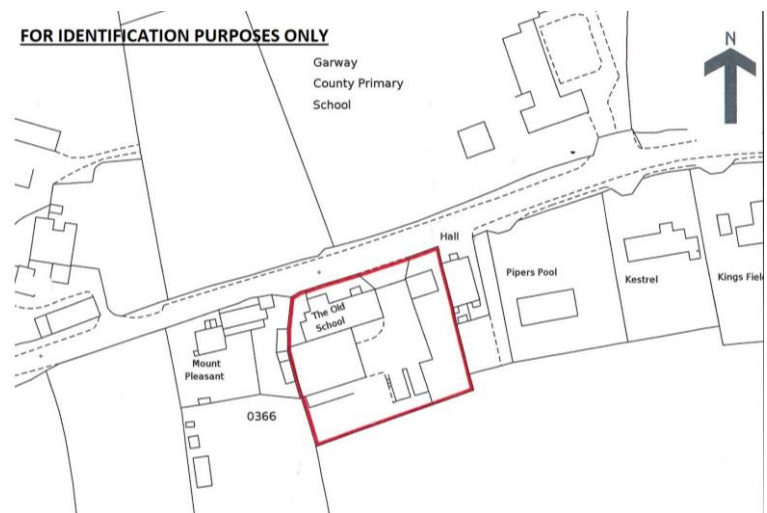
General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.