

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



DETACHED PERIOD PROPERTY

GROUND FLOOR OFFICES WITH KITCHEN AREA AND WC

FIRST FLOOR THREE BEDROOMED APARTMENT WITH TWO RECEPTION ROOMS, BREAKFAST KITCHEN AND FAMILY BATHROOM

AMPLE PARKING AND DETACHED DOUBLE GARAGE

POTENTIAL FOR REDEVELOPMENT SUBJECT TO THE NECESSARY CONSENTS

APPROXIMATELY 3,052 SQ FT

Stone Hall – Guide Price £795,000

Stone Hall, Stone Drive, Malvern, Herefordshire WR13 6QJ

Stone Hall

Location

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Description

Stone Hall is arranged over three floors and comprises both residential accommodation and commercial offices. The property is in need of some improvement and offers an exciting opportunity for possible redevelopment, subject to the necessary consents.

The commercial offices are located on the ground floor and comprise two large offices, impressive boardroom, separate studio, kitchen area and two WC's. An internal staircase leads to the first floor with a large hallway, two reception rooms, double bedroom, breakfast kitchen and a family bathroom. On the second floor there are two further double bedrooms, both with fitted storage.

Outside, Stone Hall enjoys a pleasant area of garden with high hedging for privacy. A driveway provides ample parking with access to a detached **DOUBLE GARAGE**.

With so much to offer, an early inspection is highly recommended.

Directions

From the Agent's Colwall Office, turn right at the Colwall Stone into Stone Drive and the property can be found straight ahead.

Services

We have been advised that mains services are connected to 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 Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Council Tax

COUNCIL TAX BAND "E" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

BUSINESS RATES £5,600 per annum. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

EPC

The EPC rating for this property is G (189).



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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 leases 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.