



44 Bye Street, Ledbury, Herefordshire, HR8 2AA

- POTENTIAL DEVELOPMENT OPPORTUNITY
- AVAILABLE FOR SALE BY AUCTION
- AT THE FEATHERS LEDBURY 18:00 30 OCTOBER 2025
- UNLESS SOLD PREVIOUSLY
- WITH BOTH RESIDENTIAL AND COMMERCIAL USES
- GUIDE PRICE: £500,000

LOCATION

The property is located in the picturesque county town of Ledbury, situated in the east of the county of Herefordshire and shares borders with Worcestershire and Gloucestershire. Ledbury is a busy and expanding town with two well publicised housing developments underway, and has a population of approximately 10,000. Ledbury has been featured in a number of newspapers as one of the best places to live and visit, and benefits from a wide rural catchment and is a popular tourist destination, with many local attractions and events, including Eastnor Castle, The Malvern Hills, and the world renown Ledbury Poetry Festival. The Town Centre includes a number of national businesses, such as Boots, Spar, Coffee No1, Specsavers, One Stop, and Day Lewis, and many local retailers and businesses creating a busy high street. Ledbury benefits from good transport communications, with the M50 motorway located approximately 4 miles south of the town providing access to the M5 and the wider motorway network. The town also benefits from a mainline railway station with direct trains to Hereford, Malvern, Worcester, Birmingham, Oxford, Reading and London.



DESCRIPTION

We are kindly instructed to market this exciting and rare opportunity to purchase a site with a town location, which has potential for development, subject to necessary consents. The site extends to approximately 0.33 acres (0.13 hectares), and comprises:

44 Bye Street - provides 600 sq ft of retail and ancillary space situated on the ground floor and is with vacant possession.

44A Bye Street - is a one bedroom second floor flats, which is in need to substantial refurbishment. Access is via an external steel staircase, and has potential to provide one/two bedrooms, living and kitchen accommodation.

44B Bye Street - provides two bedroom accommodation on the first floor. The accommodation includes: entrance; hallway; living room; bathroom; two bedrooms; kitchen and cloakroom.

44C Bye Street - is a two storey three bedroom property with courtyard. The accommodation briefly comprises to ground floor: Entrance; Hallway; three Bedrooms; Shower Room; and stairs to first floor, which includes: Landing; Living room; utility room; cloakroom; Kitchen.

Car Sales Site - with forecourt, garage with office. Currently vacant.

Mechanic Building - two double doors to front, with use of some of the adjacent garages at a rent of £430 PCM on a tenancy at will.

Rear Yard & Garages - comprising 12 garages, occupied by the mechanic.

Please note it is understood the rents are inclusive of services and utilities.

ACCOMMODATION

Area	Description	Size
MIXED DEVELOPMENT SITE	extending to approximately 0.33 acres, with both residential and commercial uses, as detailed in the description above	0.33 acres (0.13 hectares)

Versatile Space, suitable
for a variety of uses



SERVICES

We have been advised that mains electricity, water and drainage 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.

PLANNING

No enquiries have been made of the local planning authority in order to verify the use classification and interested parties are advised to check with the local planning department.

BUSINESS RATES & COUNCIL TAX

Business Rates:

44 Bye Street (shop) - £7,700.

Workshop - £2,750.

Car Sales Site - £9,900.

Council Tax:

44a - Band A.

44c - Band D.

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.

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 option 3.

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

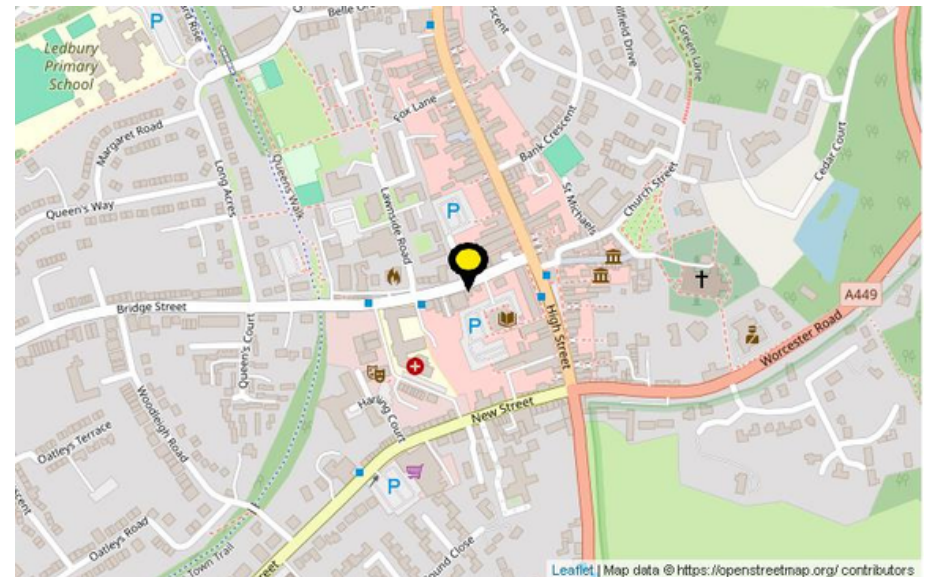
From the Agent's Ledbury Office turn left and left again into the High Street, take the first left hand turn into Bye Street, and the premises can be found after approximately 250 metres on your left hand side indicated by our for sale board.



POST CODE - HR8 2AA



WHAT3WORDS - ///curvy.insisting.dissolves



ENERGY PERFORMANCE CERTIFICATE

The Mechanic Building - F (150) <https://find-energy-certificate.service.gov.uk/energy-certificate/3756-7430-1549-0253-3323>.

The Car Sales Building - E (112) <https://find-energy-certificate.service.gov.uk/energy-certificate/2999-6873-3641-3905-6264>.

44 Bye Street (Shop) - C (60) <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0130-0892-6623-1002>.

44a Bye Street (Flat) - C (69) <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2760-9080-2029-4955>

44b Bye Street (Flat) - D (68) <https://find-energy-certificate.service.gov.uk/energy-certificate/9282-3003-3205-4062-9204>.

44c Bye Street (House) - D (58) <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2968-2150-2492-7641>



PROPOSED TERMS (SUBJECT TO CONTRACT)

TENURE - We are advised (subject to legal confirmation) that the property is freehold and the property is for sale subject to the ongoing leases and tenancies.

AUCTION INFORMATION - for sale by way of auction to be held at the Feathers Hotel Ledbury HR8 1DS on Thursday 30th October 2025 (unless sold previously).

SOLICITORS DETAILS - Russell & Co Solicitors 18 New Street Ledbury, HR8 2DX 01531 826373.

GUIDE PRICE - £500,000.

AUCTION INFORMATION

For Sale By Auction Information for prospective bidders at auction.

Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identify to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identify with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder.

Proof of identity

In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following:

- 1. Photographic identify document such as a current passport or UK driving license AND
 - 2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form.
- If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale.

Deposits A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is be auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors.

AUCTION GUIDE PRICE An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitors/Legal Pack The solicitors acting on behalf of the vendors in the sale of 44 Bye Street is Russell & Co Ledbury.

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.



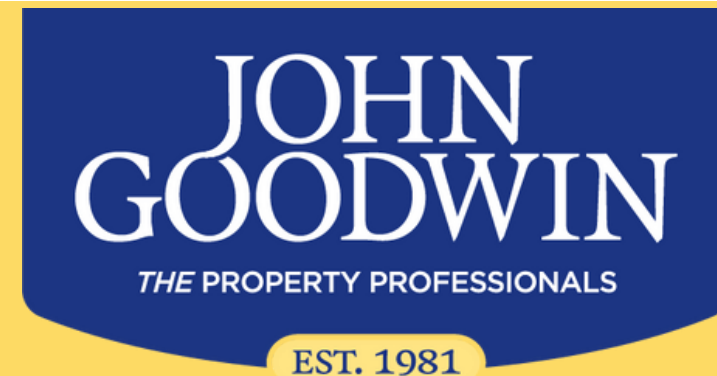
Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

