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The Old Garage Site, Much Birch, Hereford, HR2 8HL

'Located between Hereford and Ross-on-Wye and fronting the A49 in the middle of a village, a freehold site with potential for commercial purposes subject to obtaining the necessary consents.'

Offers Based On £400,000 (Freehold)

The Old Garage Site, Much Birch, Hereford, HR2 8HL

DRAFT PARTICULARS ONLY

LOCATION

Much Birch is a village community located about 6 miles south of Hereford and about 8 miles north of Ross-on-Wye. The village straddles the A49 main road. Hereford and Ross-on-Wye combined offer a range of facilities and amenities.

DESCRIPTION

The site has a main road frontage to the A49 and was historically used as a petrol filling station and garage. Latterly the site has been used as a car sales forecourt and garage. The site has a frontage of approximately 50 meters and an average depth of approximately 27 meters.

Subject to obtaining the necessary planning consents the property now offers potential for commercial development subject to obtaining the necessary local authority consents.

ENQUIRES

Enquiries in respect of the property should be directed to Steven Thomas at Watkins Thomas on Hereford (01432) 272280.

SERVICES

It is understood that mains electricity and water services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

AUTHORITY

Planning enquiries should be directed to Herefordshire Council at Plough Lane, Hereford, HR4 0LE on Hereford (01432) 260000.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south on the A49 (signposted Ross-on-Wye) and in the village of Much Birch, just beyond the public house, the site will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.zoopla.co.uk.

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