



Greenfields Bungalow, a 4,800 Sq Ft Industrial Building and a Portacabin in a site of 0.84 Acres at Panniers Lane, Bromyard, Herefordshire, HR7 4QU



Sunderlands
Residential Rural Commercial



**Upon Kind Instructions from
Clive Watkins & The Executors of the
Late George Watkins**

**Panniers Lane, Bromyard
Herefordshire, HR7 4QU**

Summary of Features

- A 4 Bedroomed Bungalow in need of modernisation
- A 4,800 Sq Ft Industrial Building
- A Portacabin 30ft x 10ft with Office & Storage Area
- A site of 0.84 Acres with Residential Access from the A465 Bromyard to Hereford Road
- A 75ft Frontage to Panniers Lane, the B4214, for the Industrial Site.

For Sale by Formal Tender

**Tender Deadline
Friday 15th September 2023
at 12 Noon**

Guide Price: £475,000 - £500,000

Ref: Richard Hyde/John Dillon

Situation:

Greenfields Bungalow, the 4,800 Sq Ft Industrial Building, the Portacabin and the site totalling 0.84 acres provides a unique opportunity to purchase a well accessed site between the A465 Hereford Road and the B4214 Panniers Lane which links the Hereford Road to the A44 Leominster Road. The industrial building is currently utilised as a steel fabrication workshop.

Bromyard lies within 15 miles of the two County Cities of Hereford and Worcester and provides the usual facilities of shops, a supermarket, public houses, doctors, vets, primary and secondary education. Tenbury Wells, Ledbury and Leominster all lie within 12 miles of Bromyard.

Description:

Greenfields Bungalow is 4 bedroomed property with conservatories to front and rear but requires a complete overhaul throughout to present itself to best advantage.

The 4,800 Sq Ft 445 m2 industrial building is currently used as a fabrication workshop but would be suitable for many other uses subject to planning consent. The building is of four 15ft bays and is of two portal frames both 40ft wide. The building is covered with box profile sheeting to the walls and roof elevations. The part of the building nearest to Panniers Lane has a concrete floor the other half of the building has a compacted stone floor.

Bungalow Accommodation:

Utility Room/Rear Conservatory (22.6' x 8.8') with sink unit and access to:

Kitchen (19'10' x 8') with base and wall units, stainless steel sink unit, oven and hob and opening and door to:

Lounge (19'10" x 13'10") with tiled fireplace, secondary glazing and door to:

Front Conservatory (22'6" x 7'10") with views to the Malvern Hills.

Inner Hall with access to:

Bathroom with panelled bath, wash hand basin, airing cupboard with hot water cylinder.

Separate WC.

Bedroom 1 (13'8" x 10') with built-in wardrobe, secondary glazing, views to the Malvern Hills, and central heating radiator.

Bedroom 2 (11'10" x 9'7") with double glazing and central heating radiator.

Bedroom 3 (10' x 9'2") with built-in wardrobe, secondary glazing and views to the Malvern Hills.

Bedroom 4 (8' x 7'2") with secondary glazing and central heating radiator.

Gardens:

The garden is laid to lawn with flower borders and views towards the Malvern Hills.

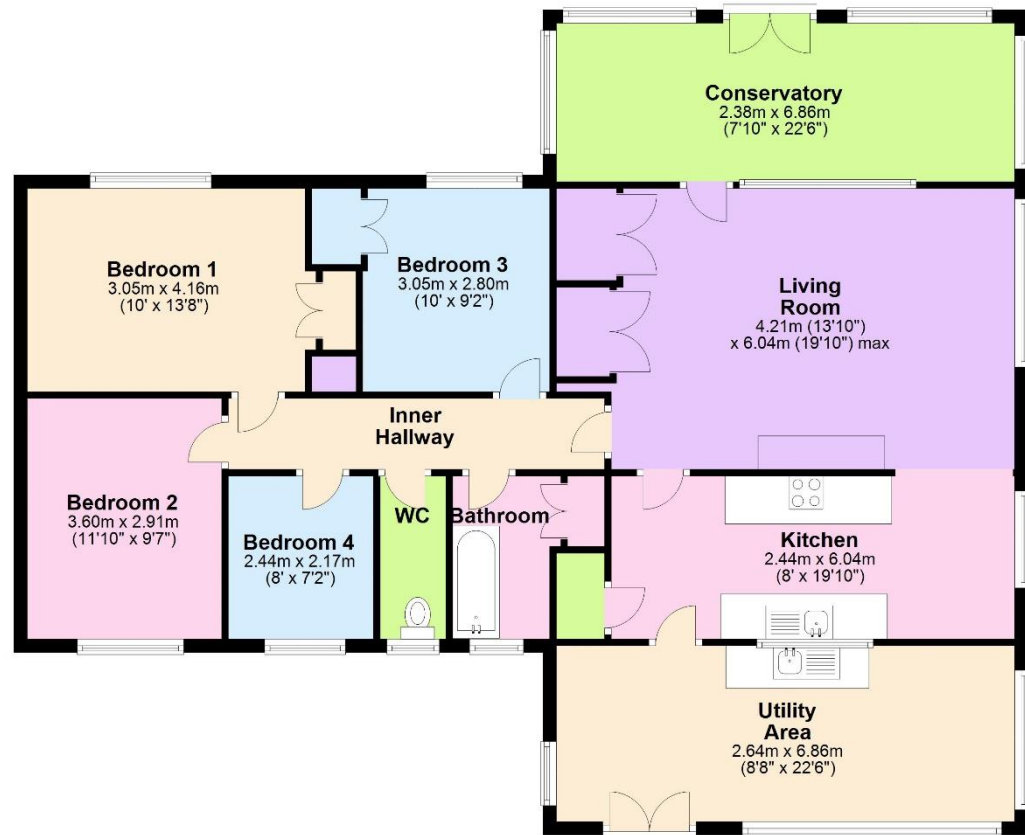


Bungalow Services:

Mains water, electricity and drainage are connected. Partial central heating is provided from an oil-fired system and there are some convector heaters.



Ground Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Industrial Building:

(80' x 60' – 24m x 18m)

The building is of two bays, 60' long x 40' wide each, totalling 80' x 60'.

Construction

The building is of two bay portal frame construction with box profile sheeting to walls and roof elevations. The bay nearest Panniers Lane is concreted. The bay closest to the bungalow is of compacted stone. There is a concrete apron to the front facing Panniers Lane.

WC connected.

Portacabin

(30' x 10' ext) comprising an office and storage area.

The Industrial Building is currently used as a Steel Fabrication Workshop



Services:

Mains three and single phase electricity, mains water and drainage are connected.

Tenure:

The property is offered freehold and is being sold with vacant possession upon completion.

Access:

Concrete road access and 75' frontage to Panniers Lane, the B4214 linking the Hereford Road to the Leominster Road.

The Site:

The total area amounts to 0.84 acres including the bungalow and gardens. The site is conveniently located between the A465 Hereford Road and Panniers Lane linking the Hereford Road and the Leominster Road.

Mode of Sale:

The sale is upon kind instructions from Clive Watkins and the Executors of the late George Watkins and the property is being offered for sale as a whole by Formal Tender. Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer. The Tender is legally binding. No further negotiations will be entered into after the Tender closing date. The Vendor reserves the right to accept offers prior to the Tender date. If such offers are accepted they will be subject to the Tender Contract without exception.

The Tender document should be completed and signed by the proposed Purchaser(s). These are to be received by Sarah Whittall, Lanyon Bowdler LLP, Bath St, Offices, Hereford HR1 2GY by Friday, 15 September 2023 at 12 Noon. Envelopes must be marked "Tender for Greenfields, Panniers Lane" and substantially sealed.

All Prospective Purchasers are to instruct their own solicitors, so that their own solicitor will check ID, in the normal course, and be in funds to transfer any deposit by bank transfer to the Vendor's Solicitors on Exchange of Contracts.

The Vendors reserve the right not to accept the highest or any offer they so wish. The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately affect an exchange of Contracts with a completion date of Thursday, 12 October 2023 (or earlier by mutual agreement).

All unsuccessful bidders will have their Contracts and documentation will be destroyed.

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for download from the Vendor's Solicitors website from Monday 4th September 2023. The Contract is not available in a paper form from the Solicitors. The Contract package will include pre-contract searches which the successful purchaser will reimburse the seller for on completion. Please make any further enquiries directly to the Vendors' Solicitors. Purchasers will deem to have bid on the basis of the Contract and special conditions whether they have inspected them or not.

Money Laundering:

All Prospective Purchasers are to instruct their own solicitors to check Proof of ID, in the normal course, in order to meet anti-money laundering legislation requirements.

Tender/Reserve Price:

Please note that a Tender Guide Price is an indication by the Agent of the likely sale price and is not the same as the reserve price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

We understand that the utility searches are being undertaken by the Executors and will be available via the Contact pack, however potential Purchasers should make their own enquiries.

Uplift Clause:

There will be an Uplift Clause of 25% over a twenty five year period from the date of completion. The Uplift Clause will be triggered by the grant of any Planning Consent on the site.

Wayleaves, Easements & Rights of Way:

The property is sold subject to, and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared. There are no public footpaths crossing the property.

Town & Country Planning:

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The Purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property. Prospective Purchasers may make their own enquiries to Herefordshire Council.

Plans, Areas & Schedules:

These are based on Ordnance Survey and are for reference only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries, Roads & Fences:

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of the ownership thereof.

Inconsistency:

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Directions:

From the centre of Bromyard take the A465 Hereford Road for approx. one mile. The vehicular entrance to the bungalow will be indicated on the right hand side with the Agent's For Sale sign. For the access to the property from Panniers Lane proceed just past the "Top Garage" and turn right into Panniers Lane for approx. 125m. The site will then be indicated on the right hand side by the Agent's For Sale sign.

Viewing:

Strictly by appointment with the Agents. Prospective Purchasers are asked to respect the property and take care when parking.

Health & Safety Notice:

Viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor the owners of the property can take any responsibility for any injury however caused.

Contaminants:

The Vendors and their Agents accept no liability for any contaminants on the property.



Vendors Solicitors:

Sarah Whittall,
Messrs Lanyon Bowdler, Bath Street, Hereford,
HR1 2GY. Tel 01432 377158.

Agents:

Sunderlands, Offa House, St Peters Square,
Hereford, HR1 2PQ. Tel 01432 356161.
John Dillon 07977 467143.
Richard Hyde 07977 467165.

EPC:

Greenfields Bungalow EPC Rating: D
<https://find-energy-certificate.service.gov.uk/energy-certificate/9978-1006-6295-9495-4930>

Council Tax & Rateable Value:

Greenfields Bungalow – Council Tax Band "D"
Workshop and Premises, Panniers Lane, Winslow,
Bromyard, Herefordshire, HR7 4QU – Rateable
Value £7,800

Workshop and Premises, Panniers Lane, Winslow,
Bromyard, Herefordshire, HR7 4QU – Rateable
Value £7,800

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, HR1 2PQ.



Sunderlands

www.sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,
Hereford, HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The
Pavement, Hay-on-Wye,
Herefordshire,
HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.