



Elmhurst, 10-12 Venns Lane, Hereford, HR1 1DE







**Elmhurst**  
**10-12 Venns Lane**  
**Hereford**  
**HR1 1DE**

**Summary of features**

- Substantial former residential premises and coach house.
- Site area circa 2 acres.
- Situated in a popular residential area.
- Close to Hereford city and main transport routes.
- Most recently a retirement home within planning use class C2 – Residential Institutions.

**INFORMAL TENDER**  
**Guide Price £700,000**

**Situation:**

The subject property is located in a primarily residential area close to Hereford city centre. Specifically the property is circa 1 mile due north of the main city with access directly off Venns Lane, which itself immediately adjoins the busy A465 (main road from Hereford city to Worcester).

As referenced, in the immediate vicinity there are a number of residential dwellings, however it does sit immediately next door to the Nuffield Health care facility, with another commercial premises situated opposite being Churchill House and the open space known as Churchill Gardens.

**Description:**

The site overall comprises a large plot extending to circa 2 acres with multiple structures, the most prominent of which is Elmhurst itself, which is a grade II listed, former residential premises currently with planning consent for use as a retirement home, dating back to the 18<sup>th</sup> Century.

The main premises itself is set over 3 floors, being ground, first and basement; within those there are a number of period features still present, as well as an attractive semi-wraparound porch externally. There are large windows at both ground and first floor level allowing for an abundance of natural light, with French doors present at ground floor level opening up to the east.

At the rear of the main building is a 2-storey red-brick extension believed to date from the 1980s. This section appears designed around retirement use given the amount of individual bedrooms at first floor level. There are internal links back to the main building at both ground and first floor level.

The entire property is in poor condition throughout, with water damage clear to see as well as unstable floors, broken windows and a collapsed ceiling.

On the northern side of the site are a former Coach House, a linked detached storage area and a double garage. The Coach House is an attractive property,

with the original stable block still present at ground floor level and a staircase leading to what was most recently a first floor flat. The flat at this point is not habitable, with a number of broken windows, unstable floors and a collapsed ceiling in one room.

The link attached external storage building currently houses a generator while the double garage immediately next door is used for storage.

**Accommodation:**

Due to safety concerns internally, the buildings have been measured on a gross external area basis as follows:

		<b>Sqm</b>	<b>Sqft</b>
Elmhurst	c.	1,400	15,000
Coach House and Outbuildings	c.	280	3,000
<b>TOTAL</b>	<b>c.</b>	<b>1,680</b>	<b>18,000</b>

The site has a total area of circa 2 acres.

**Services:**

We understand the property has the benefit of mains electricity, water and drainage.

**Tenure and Terms:**

Elmhurst, 10-12 Venns Lane, is offered for sale freehold with vacant possession at a guide price of £700,000.

The method of sale is Informal Tender with the Tender deadline being 12 noon on Wednesday 16 April. Please contact the agent for a Tender Form.

The vendor will only consider the sale of the site as a whole and is not seeking to split the area.

**VAT:**

We are of the understanding that VAT is not chargeable.







### Council Tax/Business Rates:

10 Venns Lane is within Council Tax Band G.

No other structures on site are included within any Council Tax or Business Rate bands.

### Restrictions:

The property is within the Aylestone Hill Conservation Area and is Grade II listed.

There are no Tree Preservation Orders affecting the site as far as we are aware.

### Directions:

The subject property is situated a short distance north of Hereford city centre and its associated amenities. If heading north out of Hereford along Commercial Road continue straight over the railway line up Aylestone Hill. At the top of Aylestone Hill there is a small roundabout at which take the first exit with a second roundabout immediately after. At the second roundabout take the first exit onto Venns Lane and the subject property will be on the right-hand side after 150m. It is the entrance immediately after the Nuffield Health premises.

### Viewing Arrangements:

By appointment with the agents:  
Sunderlands, Offa House, St Peter's Square,  
Hereford HR1 2PQ  
Tel: 01432 356161 (opt.4)  
Email: [james.dillon@sunderlands.co.uk](mailto:james.dillon@sunderlands.co.uk)

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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.