

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Timber Yard, 1 Station Road, Bromyard, Herefordshire HR7 4NT

Offers in the Region of: £450,000

A Former Timber Yard Located On The Outskirts Of The Popular Town Of Bromyard With 2 Large Outbuildings, 3 Covered Storage Areas And A Timber Office. In All Approaching 1 Acre. Potential For Residential Use, Subject To Consent.



Regulated by

RICS

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





The popular market town of Bromyard offers a comprehensive range of amenities. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles distant. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

This former timber yard extends to just under one acre and is conveniently located on the outskirts of Bromyard.

The gated entrance leads to a large yard and various out buildings including:

Large metal framed outbuilding (approx. 59' x 19') with inspection pit and store room off.

Similar adjoining outbuilding (approx. 39' x 19') with stairs to first floor office. First floor storage area.

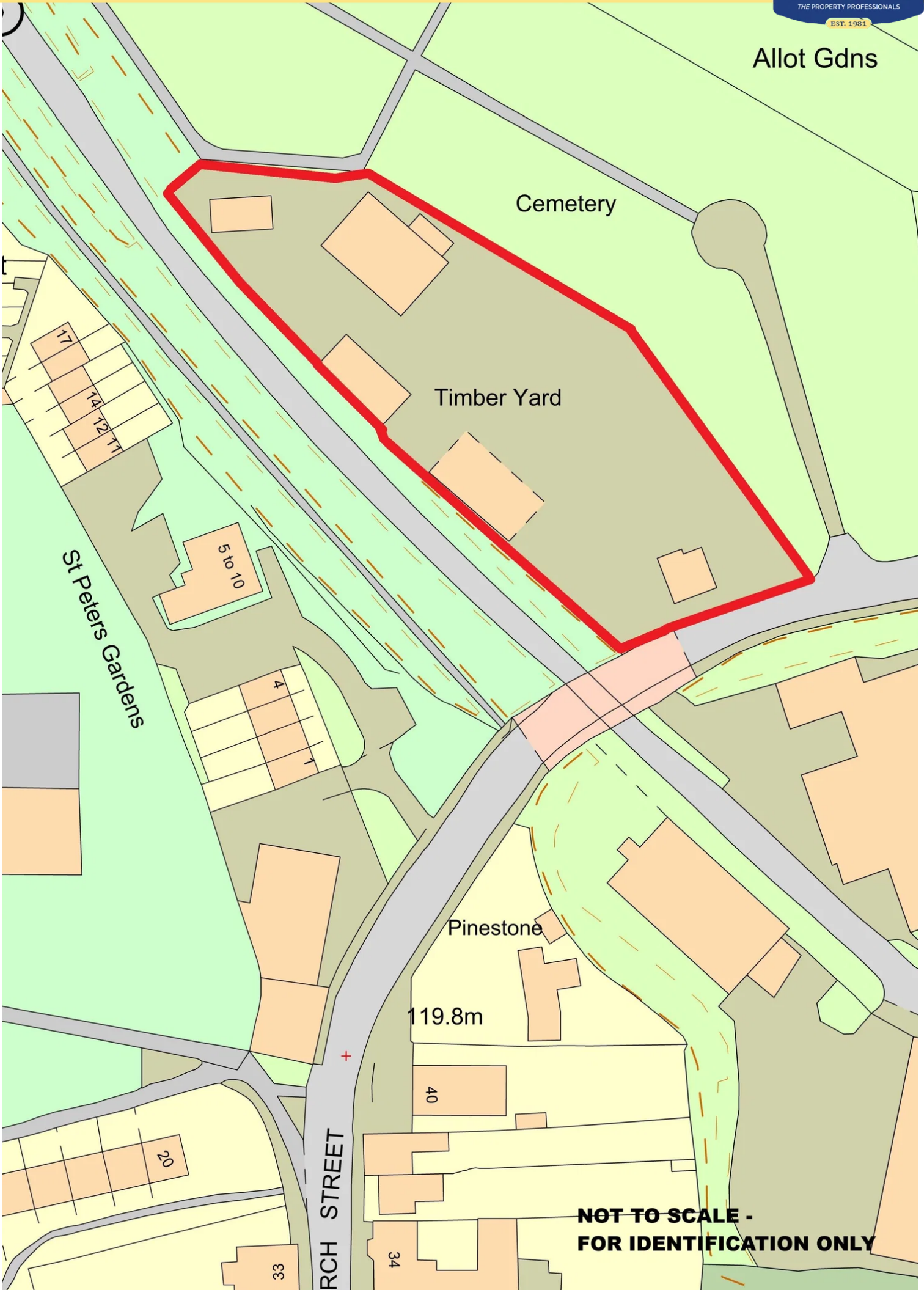
Timber clad office

3 covered storage areas

The site may offer potential for residential development subject to any necessary consents.



Allot Gdns



**NOT TO SCALE -
FOR IDENTIFICATION ONLY**



Services We have been advised that mains water and electricity are connected to the site. 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.

Directions On entering Bromyard from the direction of Worcester (A44) turn right just before the petrol station onto Sherford Street. Proceed up the hill and bear right onto Church Street. Follow the road around to the right and the yard will then be found on the left hand side just before the cemetery.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Ratable Value Current rateable value: £19,250

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.