

On the Instructions of A B Hughes & J P Smith Joint LPA Receivers
FOR SALE

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PROPERTY CONSULTANTS



**Potential Development
Land
Leadon Way/Dymock
Road
Ledbury
HR8 2HT**

3.93 acres (1.59 hectares)

- Road frontage land
- Greenfield site with development potential subject to planning
- Directly opposite existing commercial buildings and immediately adjacent to new build residential



Leadon Way/Dymock Road, Ledbury, HR8 2HT

Location

The site is located adjacent to the roundabout serving Dymock Road (B4216), Leadon Way (A417) and Ross Road (A449). The town centre is 1.2 miles to the north east.

The site is situated directly opposite Hazel Industrial Park and Old Wharf Industrial Estate and immediately adjacent to Barratt Homes' Hawk Rise housing scheme.



Description

The site provides a level parcel of agricultural land enclosed with timber post fencing and hedgerows. The existing access off Dymock Road is via a five bar gate.

We have measured the site using Promap Services. The calculated area is approximately 3.93 acres (1.59 hectares). The boundaries will require verification.

Services

All main services are believed to be available within a public highway. Prospective purchasers should make their own enquiries regarding availability/capacity.

Planning

The land is believed to be previously undeveloped agricultural land (greenfield site). The site, although outside the existing settlement boundary, appears to have commercial and residential development potential (subject to planning).

Interested parties should make further enquiries regarding the potential uses for the site to the Local Planning Authority, Herefordshire Council (01432 260000).

Terms

Sale of the freehold interest.

A copy of the Land Registry entry is available on request.

Guide Price

Offers are invited on a subject to contract only basis. Consideration may also be given to conditional offers.

Method of Sale

Best and final offers by 5.30pm Friday 31st May 2019. A copy of the bidding guidelines is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Viewing Arrangements

The property can be viewed from the road frontage.

For further information please contact the sole agents.

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