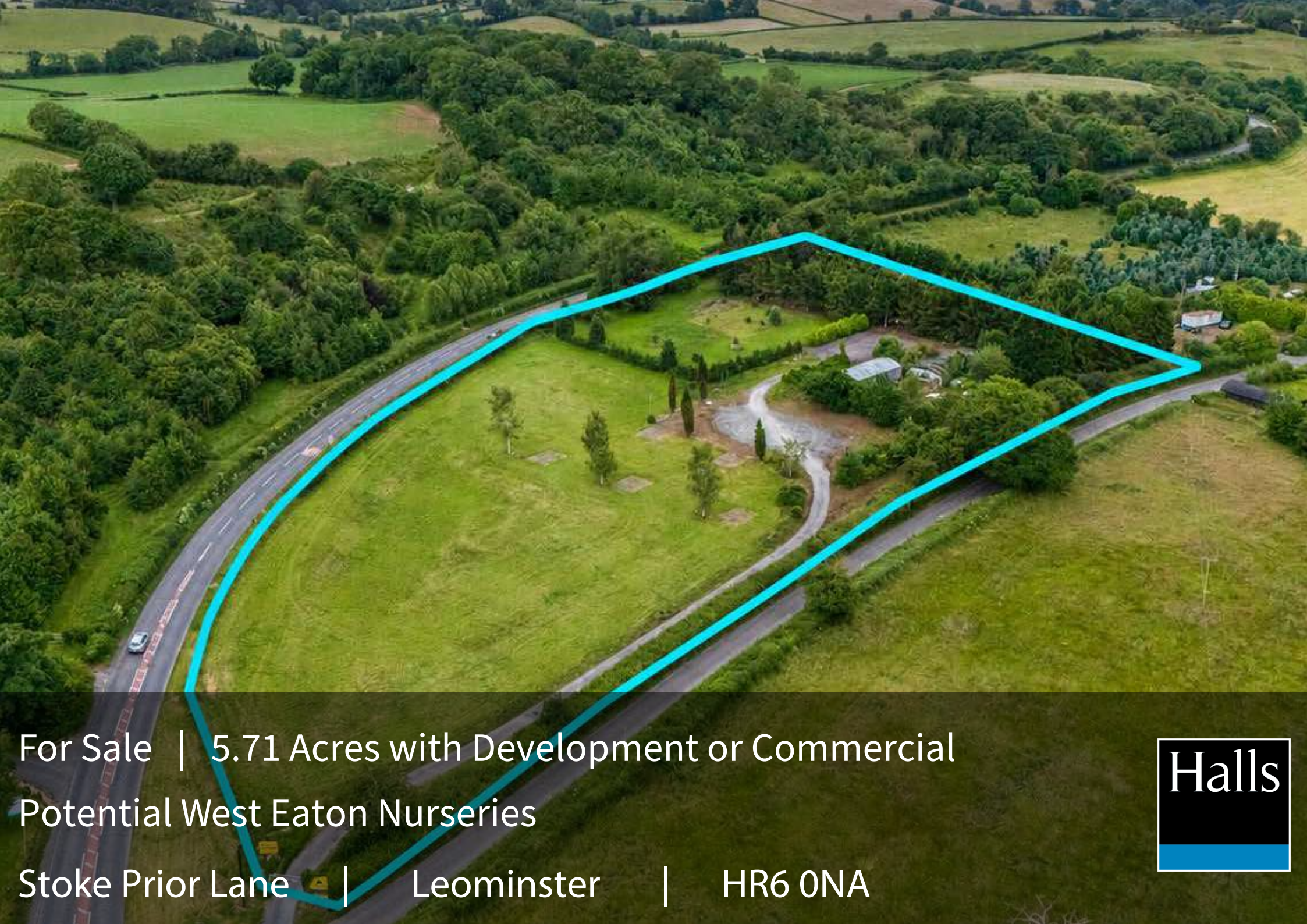




For Sale | 5.71 Acres with Development or Commercial
Potential West Eaton Nurseries

Stoke Prior Lane | Leominster | HR6 0NA



Site known as West Eaton Nurseries, Stoke Prior Lane, Leominster,
Herefordshire, HR6 ONA

A rare opportunity to acquire a Prominently located site
with significant road frontage onto the A44

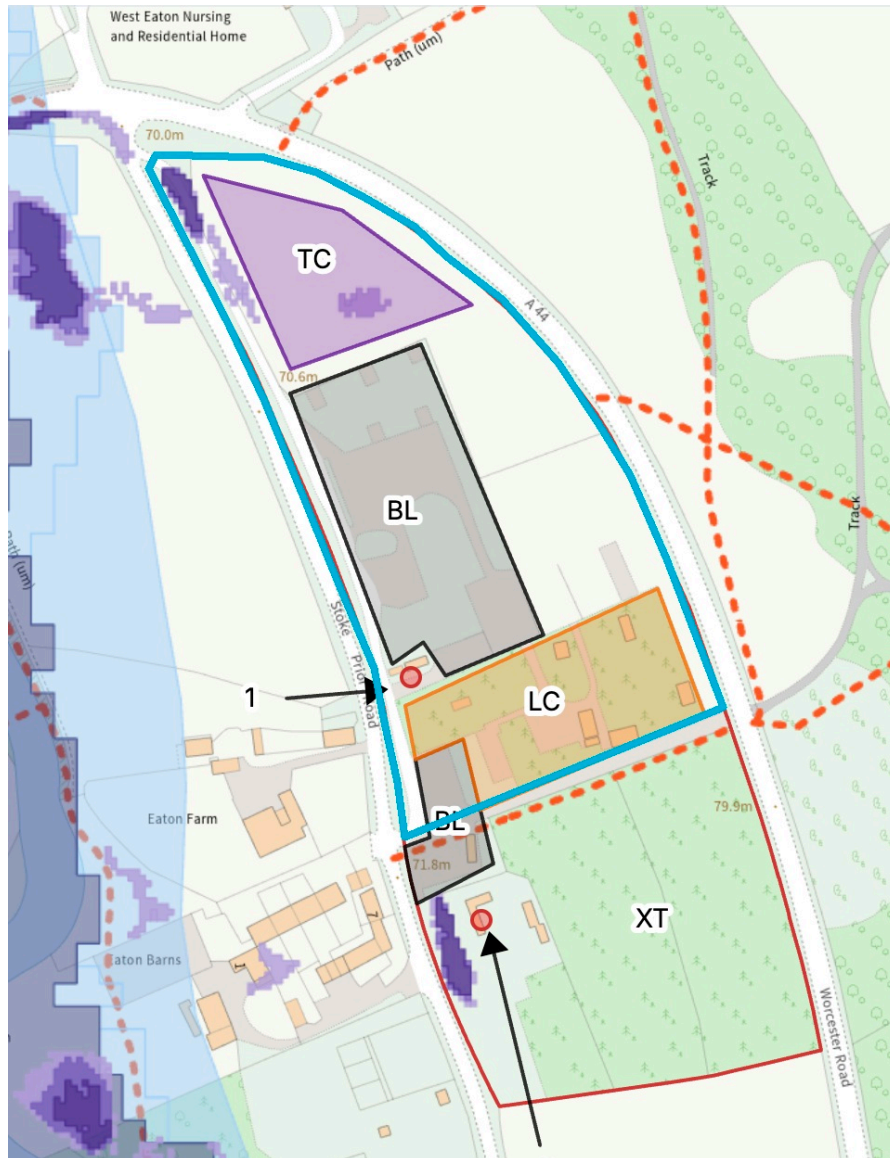
Total Site Area of approximately 5.71 acres (2.31 hectares)

Suitable for a variety of commercial and residential uses
including; Residential development, Park Lodges / caravans,
Commercial – Haulage, Retail, Leisure, Care

Of interest to owner occupiers and developers

Viewing highly recommended

Price- Offers in region of £900,000 (nine hundred thousand
pounds)



TC - touring vans park : potential established use
BL - hardstandings and curtilage (former nursery) : potential Brownfield Land
definition
LC - licensed cafe, hot food and live music : established use
1 & 2 - caravans : established full residential use (1), potential established residential
use (2), potential replacement dwelling potential
XT - Christmas tree plantation

West Eaton Nurseries, Stoke Prior Lane, Leominster HR6 0NA

The property comprises of a prominently located site that extends to approximately 5.71 acres (2.31 hectares) and is currently trading as Dom's Bike Shed. The property benefits from a significant road frontage onto the A44. The property benefits from two access points one being off the A44 and Stoke Prior Lane junction and also via a shared access point off Stoke Prior Lane. The boundaries of the property are shown edged red on the plan in these particulars.

The property is currently trading as a licenced café site with a variety of building structures and external land that is in part hardcorded and part grassed. The current buildings on the site comprise of a detached toilet block that has a Total Gross Internal Floor Area of approximately 253 ft sq (23.54 m sq) and is a wooden structure with a profile sheet roof cover. There is also a detached outside bar area that has a Total Gross Internal Floor Area of approximately 391ft sq (36.34 m sq) and is a wooden structure under a GI roof cover and a further detached building arranged as the café area which has a Total Gross Internal Floor Area of approximately 180 ft sq (16.69 m sq) and is a wooden structure with a profile sheet roof cover. Externally the property currently comprises of outside seating areas and accommodation land and parking associated with its current use. The fact that areas of the external site are hardcorded in part and its low site density and its location means that the property lends itself to a variety of potential commercial uses and further development for a variety of commercial and residential development, subject to statutory consents.

The property has a Total Site Area of approximately 5.71 acres (2.31 acres) and a significant road frontage onto the A44.

The potential of the property can not be fully appreciated without undertaking a detailed inspection of the property.



Location

The property is prominently located fronting onto the A44 on the edge of the town of Leominster. The property is located close to the junction of the A44 with the A49. The A44 serves as main trunk road between Leominster and Worcester and the A49 serves as the main trunk road between Hereford and Shrewsbury.

The property benefits from access from the A44/ Stoke Prior Lane. The property is located approximately 1.8 miles east of Leominster town centre and is located within proximity of all local amenities.

The prominent location of the property can only be appreciated by undertaking an inspection of the property.

The surrounding properties are in mixed use. It is located on the east side of Stoke Prior Lane and on the west side of the A44.

Leominster has a population of 11,959 and is the service centre for many parishes in the north of the county. The town centre, known for its varied historical architecture, has recently been identified as a Heritage Action Zone. The town has good digital connectivity and is strategically located on the crossroads of the A49 and A44 with good road access to Wales, as well as Hereford, Shrewsbury, Worcester, Cardiff and Manchester via train. There is a strong manufacturing and engineering sector and industrial skills base, and high demand for employment space for start-ups and growing companies, in addition to the existing large industrial estates.

 what3words -///starts.liquids.punctual



Accommodation

ALL MEASUREMENTS ARE APPROXIMATE

DETACHED TOILET BLOCK

TOTAL GROSS INTERNAL FLOOR AREA OF APPROXIMATELY 253 FT SQ (23.54 M SQ)

OUTSIDE BAR AREA

TOTAL GROSS INTERNAL FLOOR AREA OF APPROXIMATELY 391FT SQ (36.34 M SQ)

CAFÉ AREA

TOTAL GROSS INTERNAL FLOOR AREA OF APPROXIMATELY 180 FT SQ (16.69 M SQ)

OUTSIDE AREA

EXTERNAL SEATING AND PARKING AND ACCOMMODATION LAND.

TOTAL SITE AREA 5.71 ACRES (2.31 HECTARES)





Area Plan



Key Details

Rateable Value

£4,400

Price

Offers in the region of £900,000 (nine hundred thousand pounds) exclusive

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable on the sale price.

EPC

The property is understood to be EPC exempt based upon the information available.

Hereford County Council

Plough Ln, Hereford, England
HR4 0LE

 01432 260000

 www.herefordshire.gov.uk

Services

Not tested prospective purchasers should rely on their own enquiries.

We understand that the property has mains electricity (including three phase), mains water (subject to connection) and private drainage system.

Planning

The property is understood to benefit from planning consent for use as a licenced café with external seating and ancillary accommodation. The property would lend itself to a variety of commercial and residential uses subject to statutory consents. The potential of the property can only be appreciated by undertaking an inspection of the property. The selling agents have a planning statement prepared by a planning consultant available to prospective purchasers upon request.

Legal Costs

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

Tenure

The property is offered for sale with vacant possession.

The property is held under the ownership of part of Title Number HW117944 and the boundaries are shown approximately edged red on the plan in the these particulars.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

John Amos Rural Business Consultant



07813 601 424



john@japl.uk

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

