

McCartneys Property

The Health Centre, Jay Lane, Leintwardine, Craven Arms, Herefordshire, SY7 0LG

Guide Price £200,000

The Health Centre, Jay Lane, Leintwardine, Craven Arms, Herefordshire, SY7 0LG

• Existing commercial premises • One-bedroom flat attached • Generous plot with extensive parking/hardstanding • Single-storey accommodation • Potential for alternative uses, subject to planning • Scope for redevelopment or alteration, subject to any necessary consents • No planning applications have been submitted or planning permission obtained for any alternative use or redevelopment • Viewing recommended to appreciate the space and potential • The property is offered for sale as a whole, by Informal Tender

Leintwardine is a picturesque and thriving village situated on the Herefordshire/Shropshire border, surrounded by beautiful countryside. The village offers a good range of amenities, including a fuel station with village shop, two highly regarded public houses, a primary school and medical practice.

The popular market town of Ludlow is approximately 7 miles away, while the cathedral city of Hereford is approximately 24 miles away, providing a wider range of shopping, leisure and recreational facilities.





Walk Inside

Current Layout

Former Office/Commercial Premises

Accessed via the front or rear of the property. An extensive front room with front entrance door and three windows leads into a central hallway, with access to three further rooms, WC, utility room, a further extensive room and an additional utility area.

Self-Contained One-Bedroom Flat

Accessed separately from the rear of the property, the attached self-contained flat comprises an inner hallway, kitchen, living room, bedroom and bathroom.

Outside - The property occupies a generous plot of approximately 0.269 acres, providing extensive areas of parking and hardstanding. The site offers useful external space in connection with the existing accommodation.









Rateable Value: - The property is assessed as Office and Premises, with a current Rateable Value of £4,600, effective from 1 April 2026.
Prospective purchasers should make their own enquiries regarding business rates and any applicable reliefs.

Tenure - We have been advised that the property is held on a Freehold tenure under Title Number HE41862.

Planning & Potential - There may be potential for alternative uses, alteration or redevelopment, subject to planning permission and all other necessary consents.

No planning application has been submitted and no planning permission has been obtained in respect of any alternative use, alteration or redevelopment. Prospective purchasers are advised to make their own enquiries with the relevant planning authority and satisfy themselves as to the potential use of the property prior to making an offer.









METHOD OF SALE

Informal Tender

The property is offered for sale as a whole, by Informal Tender (unless previously sold). The tender forms will be available from the Vendor's agents.

Tenders close 6th November 2026

Tenders are to be delivered to; McCartneys LLP, Wyclwm House, Knighton, Powys, LD7 1AE
marked "Tender for The Health Centre, Jay Lane, Leintwardine"

The Vendor reserves the right not to accept the highest, or indeed, any offer. The Vendor reserves the right to accept offers prior to the tender date.











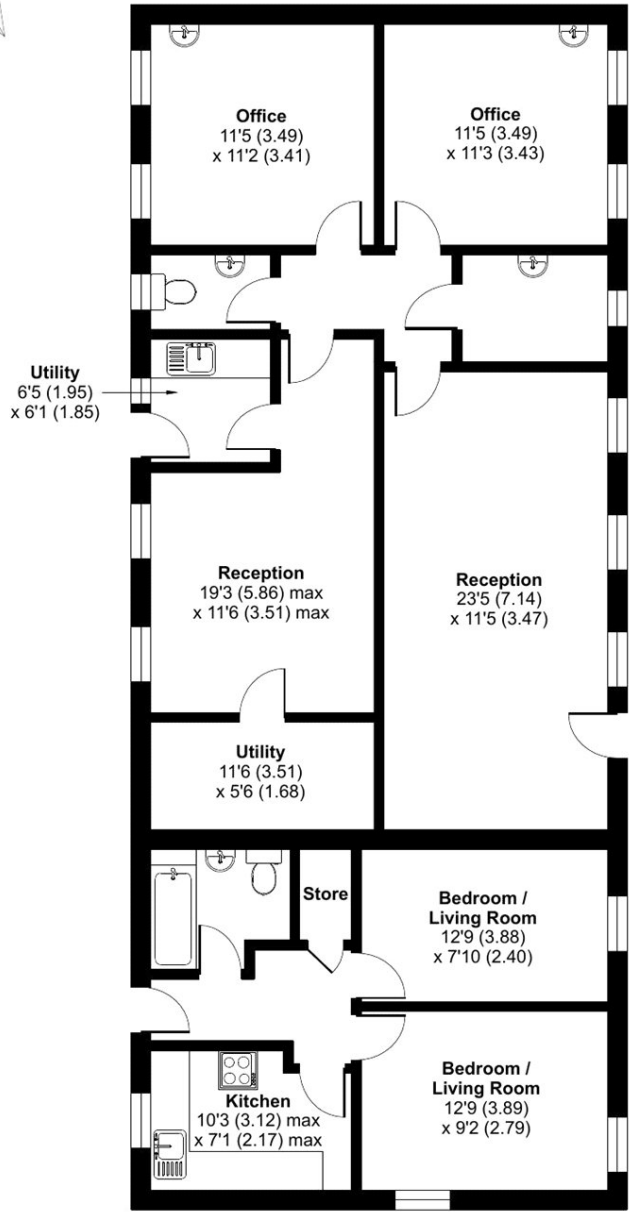




Jay Lane, Craven Arms, SY7

Approximate Area = 1406 sq ft / 130.6 sq m

For identification only - Not to scale



GROUND FLOOR



Promap LANDMARK INFORMATION © Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:750. Paper Size – A4

McCartneys Property

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for McCartneys. REF: 1516745

General

PLANS, AREAS AND SCHEDULES - These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES, ROADS AND FENCES - The purchaser(s) 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 ownership thereof.

IMPORTANT NOTICE

1. 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 offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.

2. - McCartneys 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/her own enquiries in this regard.

3. - Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property

4. - The images show only certain parts and aspects of the property at the time they were taken/created.

5. - Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.

6. - 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 consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

McCartneys
Property

SERVICES: We are informed that the property is connected to mains electricity, mains water and mains drainage.

HEATING: Electric storage heaters

Directions: What3Words- ///folks.mulled.hushed

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

REFERRAL FEES:
McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Monday, 21 September 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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