

COLLINGTON WORKS SITE  
COLLINGTON  
BROMYARD  
HEREFORDSHIRE HR7 4NB  
FOR SALE

REDUCED PRICE: £595,000

FOR QUICK SALE

Site measuring 1.9 acres with C3 Planning  
Approval for Residential Development

\*Attractive rural location with Frontage to 2 roads\*

\*Services available\*

\*Consent for residential development\*

\*Cleared site will be delivered\*

#### LOCATION

The property fronts onto the B4214 and is situated in the Herefordshire hamlet of Collington. The site occupies an attractive rural location, lies 8 miles west of Worcester, 6 miles east of Leominster and benefits from views of the Malvern Hills.

#### DESCRIPTION

The property comprises a former motorcycle showroom which benefits from a site measuring 1.9 acres and planning approval to convert the existing buildings into residential dwellings. We are of the opinion that prospective purchasers may be able to replace the existing buildings with new homes, subject to securing statutory consents.

#### PLANNING

Prospective purchasers can consider the planning consent that has been secured by contacting Herefordshire District Council.

#### SERVICES

All prospective purchasers should satisfy themselves as to the availability of all required services before submitting a formal offer.

#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is being sold subject to public or private rights of way, easements, wayleaves, covenants and any other matters which may affect the legal title whether mentioned in this brochure or not.

#### TENURE

The site is understood to be held freehold and is to be sold with the benefit of vacant possession.

*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*

#### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



#### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 90 (Band D). A copy of the EPC is available upon request.

#### AREAS AND DIMENSIONS

All figures and areas contained within these particulars are deemed to be approximate.

#### LEGAL COSTS

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

#### SECURITY

The vendor will require proof of funding before any offer is accepted.

#### VAT

We understand that VAT will be levied on the purchase price, however, interested parties are advised to make their own enquiries.

#### MONEY LAUNDERING

Current legislation requires that we carry out Anti-Money Laundering checks on successful applicants.

#### VIEWINGS

Strictly by prior appointment with the sole selling agents:-  
Centrick Commercial 0121 289 5009



*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*

## Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

