

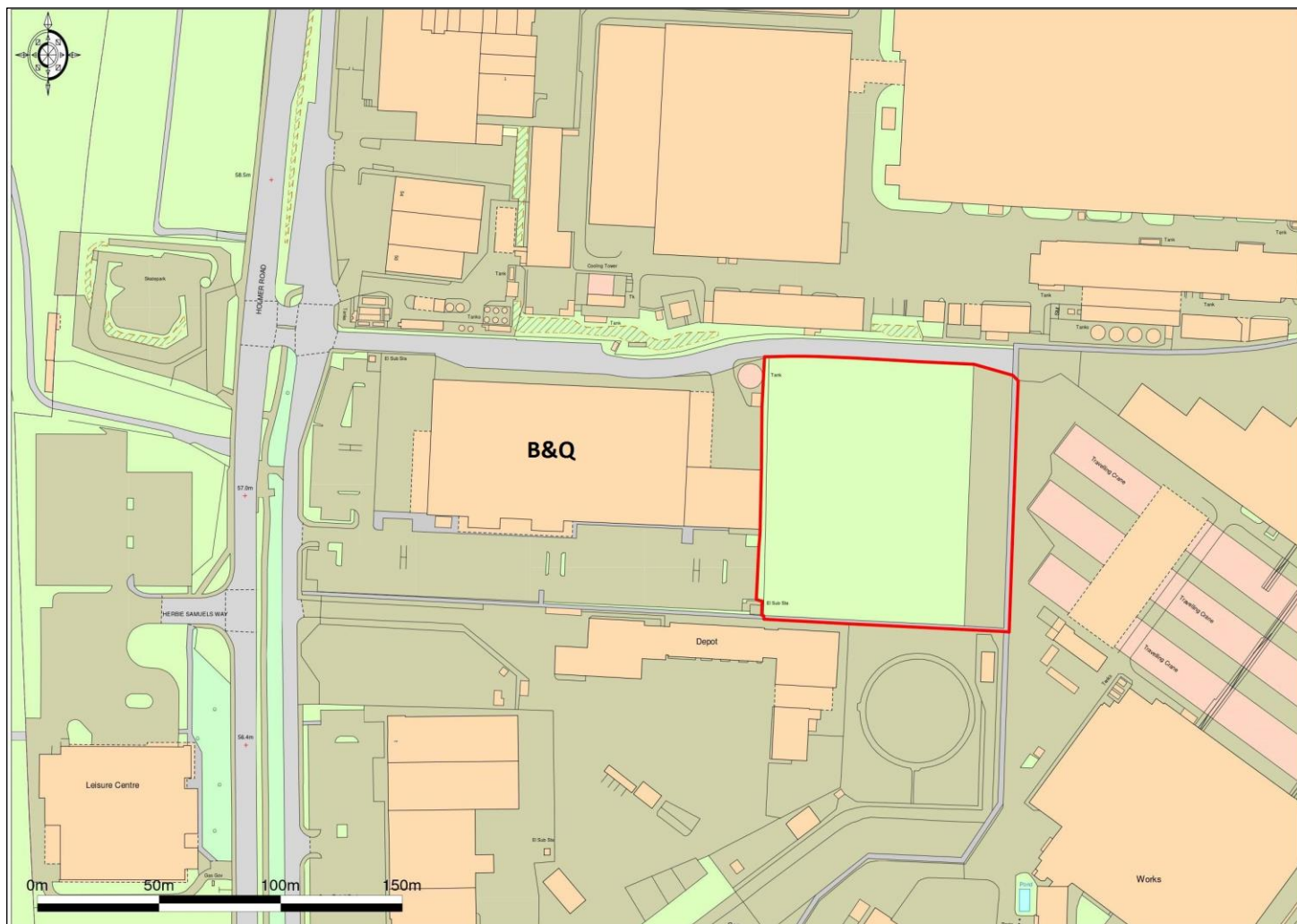
Freehold For Sale

1.130 hectares / 2.792 acres

.....
Ideal for Development (stp)

Matthews & Goodman

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Property Advisers



Former Sportsfield, Painter Brothers Limited, Holmer Road, Hereford HR4 9SW

- 1.13 hectares / 2.792 acres
- Level, rectangular site
- No buildings present
- Employment / Trade Park development potential (stp)

Freehold For Sale

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Ideal for Development (stp)



Location:

The land is situated approximately 1 mile north of Hereford city centre and its associated amenities, within an area characterised by trade counter and industrial development. It is approached by means of a service road running parallel to Holmer Road (A49 Hereford-Shrewsbury road).

Within the immediate vicinity are:

- B&Q
- Spur Retail Park – Dunelm, Halfords, Maplin, Hobbycraft
- B&M Home Stores, Sofastore, Dreams, Oak Furniture Land
- Hereford Trade Park – Bensons for Beds, CEF, Plumb Center
- HSS Hire Shop, Dulux, Decorator Centre, Topps Tiles, Tile Giant

Description:

The land comprises a rectangular, roughly level site which is grassed and has a car park surfaced in tarmac along the eastern side.

The land is bordered largely by concrete posts and wire fencing, together with railings adjacent to the access road. There are also some poplar trees close to the southern boundary.

The property is approached by means of a private, shared road from Holmer Road over which we understand there are permanent rights of access.

Planning:

Historically the land had planning permission for non-food A1 Retail development with associated car parking and facilities.

As long as the site can be illustrated not to be in use and not provide any benefit at the current time, we understand that B2 use is feasible, together with B1, B8 (Warehouse & Distribution) and possibly Trade Counter use.

Services:

We understand that all mains services are available within the locality.

VAT:

The sale price is subject to VAT.

DISCLAIMER

Matthews & Goodman and Sunderlands as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman and Sunderlands, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: April 2017.

Price:

Offers are invited in excess of £850,000 for the freehold interest with vacant possession.

Viewing:

The site can be viewed from the shared access road. If further information is required, please contact the joint sole agents



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