

FOR SALE RESIDENTIAL DWELLING AND YARD

Ledbury

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PROPERTY CONSULTANTS

**UNDER
OFFER**



Substantial Dwelling with Storage Land

**Ryecroft
Little Marcle Road
Ledbury
HR8 2JL**

**Combined site area
approximately 0.65 acres.**

- Detached dwelling in need of complete renovation.
- Commercial yard only approximately 0.25 of an acre.
- Development potential subject to planning.



Ryecroft, Little Marcle Road, Ledbury

Location

The property, which fronts Little Marcle Road, is within 350 metres of the junction with the Ledbury bypass/ Leaddon Way (A417).

Ledbury town centre is approximately 1.5 miles north east, Hereford is 15 miles west and Gloucester is 19 miles south east. Access to the motorway network is available at Junction 2 of the M50.



Description

The property comprises a mainly two storey detached four bedroom house together with an adjoining former fuel depot on a combined site of approximately 0.65 acres.

The dwelling requires complete renovation and the fuel depot equipment has been removed.

There are separate entrances to the commercial and residential sections.



Planning

Enquiries regarding the existing residential and commercial uses and/or any development proposals should be directed to Herefordshire Council (telephone 01432 260000).

Terms

The property is available for sale with vacant possession on completion.

Price

Offers in excess of £300,000.

Services

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. The house was served by oil fired heating.

Legal Costs

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

Energy Performance Certificate

The property has an energy performance rating of G (1).

The full certificate and recommendations can be provided on request.

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.



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Business Rates/Council Tax

Interested parties should make their own enquiries to Herefordshire Council to ascertain the exact rates payable in respect of the commercial section as a change in occupation may trigger an adjustment of the ratings assessment.

The rates payable may be affected by transitional relief and we recommend enquiries are made to the Local Billing Authority.

Enquiries should also be made in respect of Council Tax payments.

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.

Subject to Contract

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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.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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