

# Callow Hill, Ledbury

Callow Hill Business Park, Hereford Road, Ledbury, Herefordshire, HR8 2PZ

For Sale by Informal Tender - Site Area Approx. 9.45 Acres (3.82 Ha) 25,854 sq.ft. of existing buildings



Indicative Sale Plan



## LOCATION

The site is situated in close proximity to Ledbury, which is a market town and civil parish in the county of Herefordshire. The site is situated east of Hereford, and west of the Malvern Hills. There are a range of shops, restaurants, and attractions in the local area. The A417 is easily accessible from the site, which offers a good level of connectivity to the south. There are existing bus routes in place in the surrounding area.

- **Ledbury - 3.6 miles**
- **Hereford - 11.6 miles**
- **Malvern - 10.9 miles**

## DESCRIPTION

The commercial depot comprises of a range of buildings and hardstanding. The site benefits from an established access point off the A438 Hereford Road. The access which splits in two, provides a smaller lane to the west which is shared with the school (within the vendors ownership) and a further HGV access to the main depot yard to the east. The main gated entrance benefits from high security gates. The site is predominantly hard surfaced with hardcore and concrete. There is an area of undeveloped land to the north. The site is tenanted and currently in use as both a highways depot and for manufacturing associated equipment. There are a range of warehouses, offices and stores.

The buildings are of varied construction with a series of steel portal framed buildings with blockwork elevations (in part), dual pitched roofs under corrugated cladding. There is a newly constructed warehouse with internal office space, which is steel framed with corrugated cladding and roller shutter doors however this is nearing completion (sold incomplete). There is a historic redbrick barn with a tiled pitched roof to the west of the site.

- **Site Area - 9.45 Acres (Approximately)**

## PLANNING USE & POTENTIAL

The site currently benefits from use under Class E of the Use Classes Order. Prior to this it is assumed that the site benefits from continued B1/B2/B8 use. The site appears to have scope for further commercial development or for redevelopment to accommodate a residentially led scheme, subject to obtaining planning consent. The site is within the jurisdiction of Herefordshire Council, where planning policy is covered by the Local Plan which was adopted in 2015. An indicative scheme has been prepared for 24 units. Please see the information pack for existing consents and more information.

## EXISTING ACCOMODATION (GIA Approximately)

Building	Area Sq.M	Area Sq.Ft
1. Factory Industrial (GF)	1,243	13,379
2. Factory Offices (GF & FF)	220	2,368
3. Metal Store	100	1,077
4. Redbrick Barn	234	2,519
5. Adjoining Stores	109	1,178
6. New Build Warehouse	469	5,334

## TENURE

Freehold subject to an occupational lease which appears to be within the '1954 Landlord and Tenant Act'. The tenant on site is 'Highway Care Ltd' (2506334). The lease has currently expired and the tenant is holding over. The tenant wishes to surrender part of the site and negotiate new lease terms. A copy of the lease is available within the data room. The property is currently owned as part of a private Pension Scheme. The passing rent is £84,000.00 Per Annum exclusive of VAT.

## SOLAR PANELS

Building 1 benefits from a large solar PV array on the dual pitched roof. The 50 Kw system is subject to a FIT contract and is income producing. The tenant currently takes the generation income and is in possession of the solar PV array.

## VAT

VAT will be chargeable on the purchase price, solicitors to confirm.

## SERVICES & ASBESTOS

We are advised that the property benefits from Three Phase Electricity, Mains Water, Septic Tank Foul Drainage and a Surface Water Attenuation Basin. We are advised that major asbestos removal works have taken place on site and coating undertaken to roofing where necessary. See the data room for more information.

## ENERGY PERFORMANCE CERTIFICATES

Unit 1 – Band G 157  
Unit 2 & 3 – Band E 114  
Unit 4 – Band G 157  
Unit 5 – Band E 118

## BUSINESS RATES

The VOA identifies the site with an RV of £43,856.

## LEGAL INFORMATION

The site is offered Freehold with subject to the occupational lease. An undertaking of £10,000 + VAT for the landowner's professional costs will be required.

## VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged Viewing Days.

- **Wednesday 27th October 10:00-13:00**
- **Thursday 4th November 13:00 - 16:00**

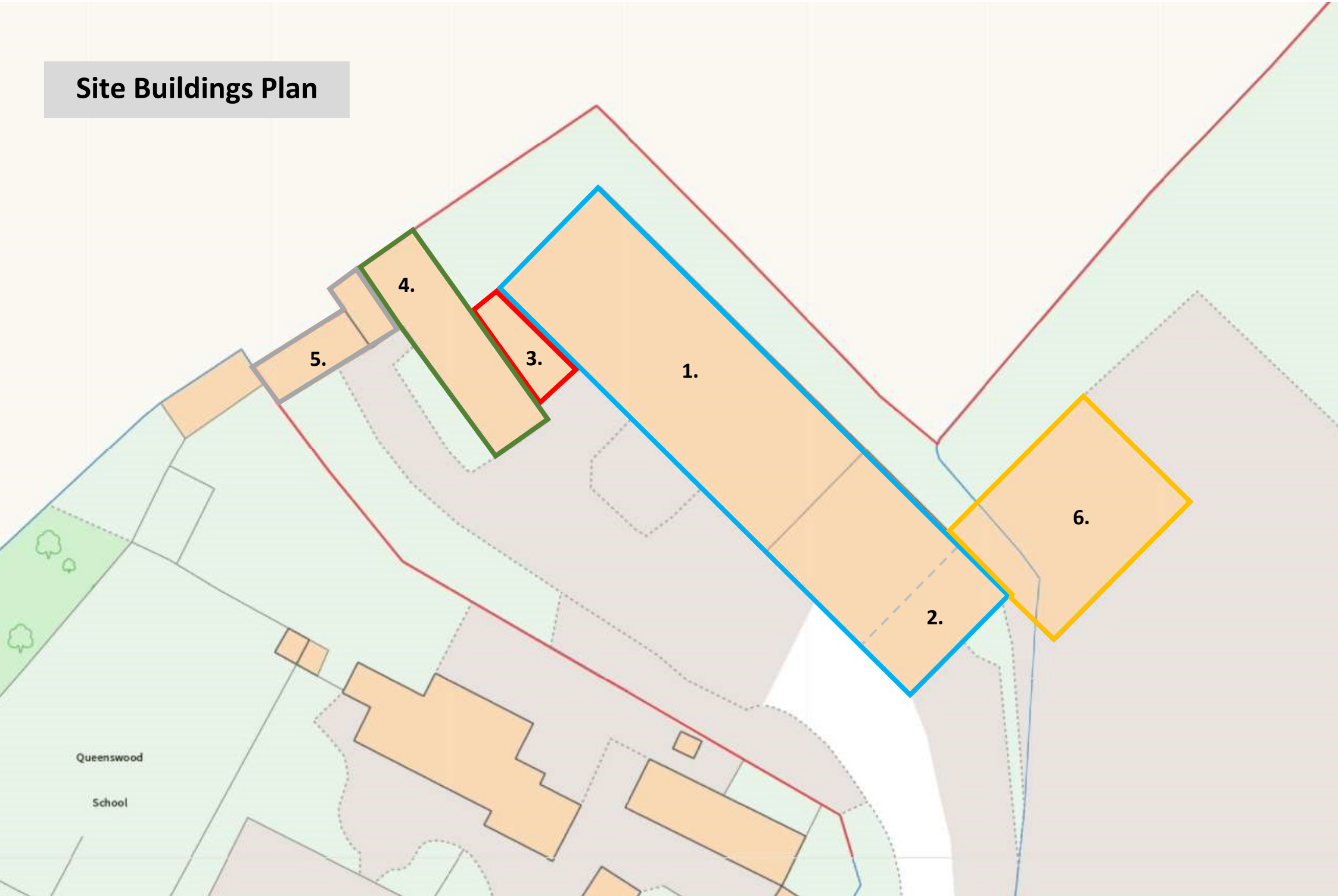
A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email:

[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

## TERMS

The site is offered For Sale by Informal Tender. Conditional and Unconditional Offers are invited. Tenders should be submitted to Scott Winnard by email: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk) Bids should be in accordance with the 'Financial Proposal Form' within the data room and be received by Bruton Knowles prior to **Noon Thursday 18th November 2021.**

## Site Buildings Plan





Building 1



Building 4



Building 6







**Building 6**



**Main Gates**



**Building 6**

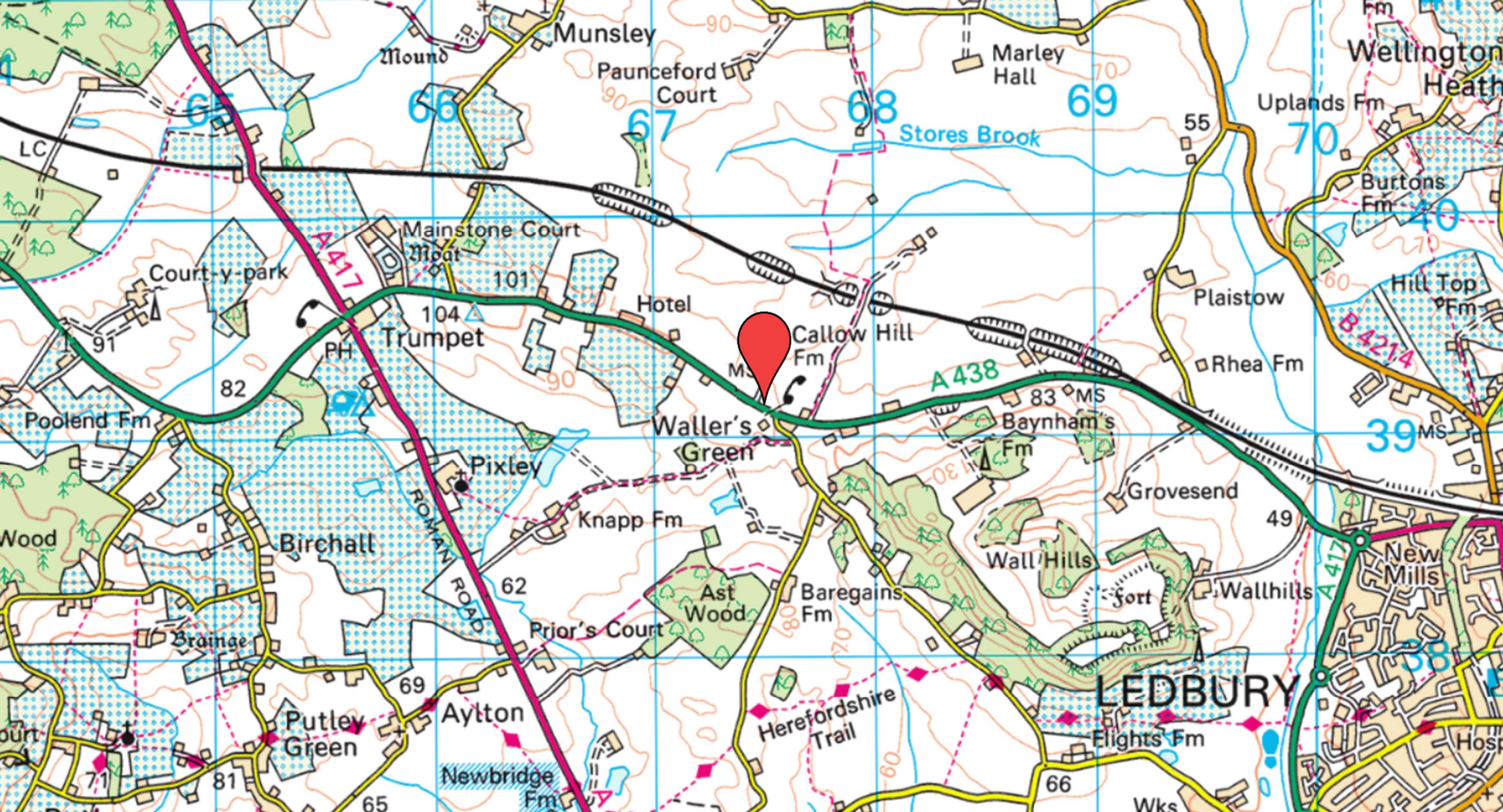


**Building 6**









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