

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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WINDSOR HOUSE
ST MARY'S STREET
ROSS-ON-WYE
HEREFORDSHIRE HR9 5HT

TEL: (01989) 567233

SOUTH HEREFORDSHIRE

Hereford 12.5 miles. Abergavenny 12.5 miles.

**EWYAS HAROLD GARAGE
EWYAS HAROLD
HEREFORD
HR2 0ES**



**A VILLAGE CENTRE GARAGE
IN SITE OF**

1.03 ACRES

FOR SALE BY FORMAL TENDER

Tenders to be submitted by
FRIDAY 10TH NOVEMBER at 12 Noon

AMC
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants viewing properties that may have been let, sold or withdrawn.


RICS

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies an excellent location in the heart of the village of Ewyas Harold in South West Herefordshire. Ewyas Harold is a very popular village with a full selection of amenities.

The Cathedral City of Hereford and the market town of Abergavenny are each about 12.5 miles distant.

DIRECTIONS

From Hereford take the A465 Abergavenny road for about 12 miles and in Pontrilas turn right towards Ewyas Harold. The property is on the right hand side of the road after about half a mile.

POST CODE

HR2 0ES.

GRID REFERENCE

SO 392 275.

TENURE

The property is freehold with completion fixed for Friday 1st December 2023.

SERVICES

Mains electricity, water and drainage are connected to the property.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. 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 consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Internal viewing of the garage is by appointment with the Agents.

SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

VENDORS SOLICITORS

Mundys, 4 King Street, Hereford, HR4 9BW. Tel: 01432 265630.
Attn Alun Richards.

MODE OF SALE

The property is offered for sale by Formal Tender. Tender packs and contracts are available from the Vendors Solicitors. A tender form is attached to these particulars.

Purchasers will be required to return a signed contract and Tender form together with 10% deposit to arrive at the Agents Office by 12 Noon on Friday 10th November 2023.



PARTICULARS OF SALE

**EWYAS HAROLD GARAGE
EWYAS HAROLD
HEREFORD
HR2 0ES**



LOCATION

Ewyas Harold Garage occupies a prominent location in the centre of the village with extensive roadside frontage to the B4347 road.

THE GARAGE

The Garage is principally constructed of steel frame, reconstructed stone, and concrete block elevations under a fibrous cement roof.

The accommodation comprises:

Retail Shop: (approx. 25' x 19'05").

Workshop: (approx. 60' x 27') with Mezzanine Floor (26'10" x 19') with sliding doors.

Garage 1: (approx. 19' x 14') with up and over door.

Garage 2: (approx. 19' x 14').

At the rear of the property is a concrete block and fibrous cement **Lean To** (29' x 24').

There is a Mobile Home on the site (not included in the sale) under Planning Application No 143418 "For the benefit of the owner of the business run from the building".

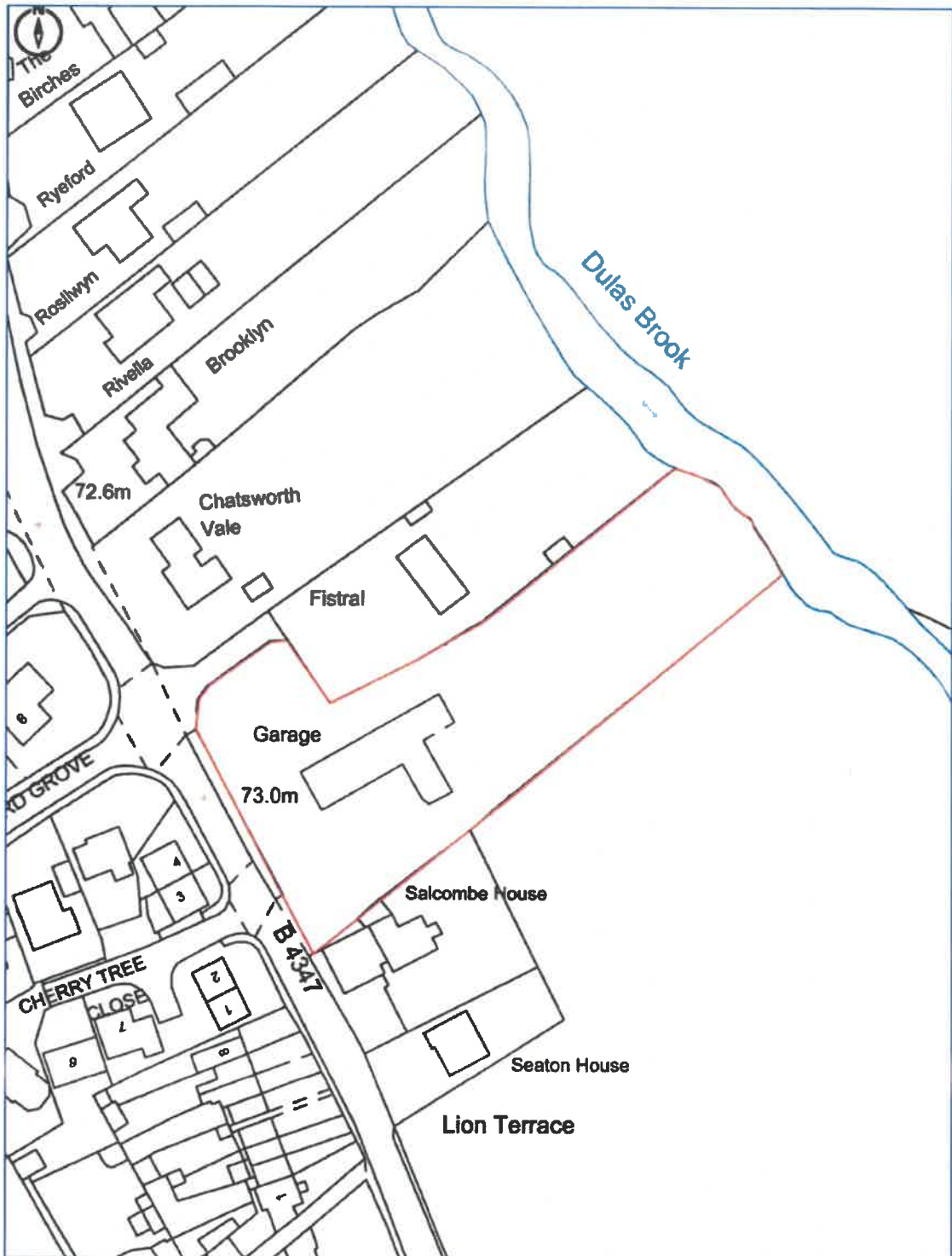
THE SITE

The property occupies a large level site extending to about 1.03 Acres.

DEVELOPMENT UPLIFT CLAUSE

The site occupies a prominent location in the centre of the village and may have development potential.

The sale is subject to an uplift clause whereby the vendor will receive 25% of the increase in value of the site should planning consent be granted in the next 25 years.



FORM OF FORMAL TENDER

**EWYAS HAROLD GARAGE SITE
EWYAS HAROLD, HR2 0ES**

Formal Tender Closing Date – Friday 10th November 2023.

Subject to Contract, I/We offer, the sum of:

£
(figures and words)

This is my/our best and final offer.

- My/Our position is: 1. Cash Purchaser(s) with finance available.
(delete as appropriate) 2. Finance required (no property to sell).
 3. Subject to sale of current property.

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

This form , together with signed contract and 10% deposit payment is to be returned no later than 12 Noon on Friday 10th November 2023 to:
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'Ewyas Harold Garage '.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or low.