

LAND | FOR SALE



HEREFORD AND WORCESTER SHOOTING GROUND, BROCKHILL LANE, B97 6RB

3.18 ACRES (1.29 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A rare opportunity to acquire an established leisure facility with large car park and mixed use premises

- Potential for alternative uses (subject to planning)
 - Established shooting ground with club house and 4 bed flat
 - Large car park
 - Close proximity to J1 M42 and J4 M5
 - The shooting ground is now closed - due to the retirement of the proprietor
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DESCRIPTION

The two-storey property is configured to provide facilities for the former shooting ground (reception, clubhouse with bar and restaurant, shop/showroom, office and W.C facilities) on the ground floor and a self-contained four-bedroom flat above.

Externally, a driveway with a large car park is provided to the front of the property. To the rear, a smaller car park for the flat, garden areas and a pond are also provided.

The shooting ground is now closed (as of 31st December 2024) and sits on a site area of 3.18 acres approximately.

The site has potential for alternative uses such as Nurseries, Garden Centres, Farm Shops, Offices, Schools and Charity/Church uses (subject to planning)

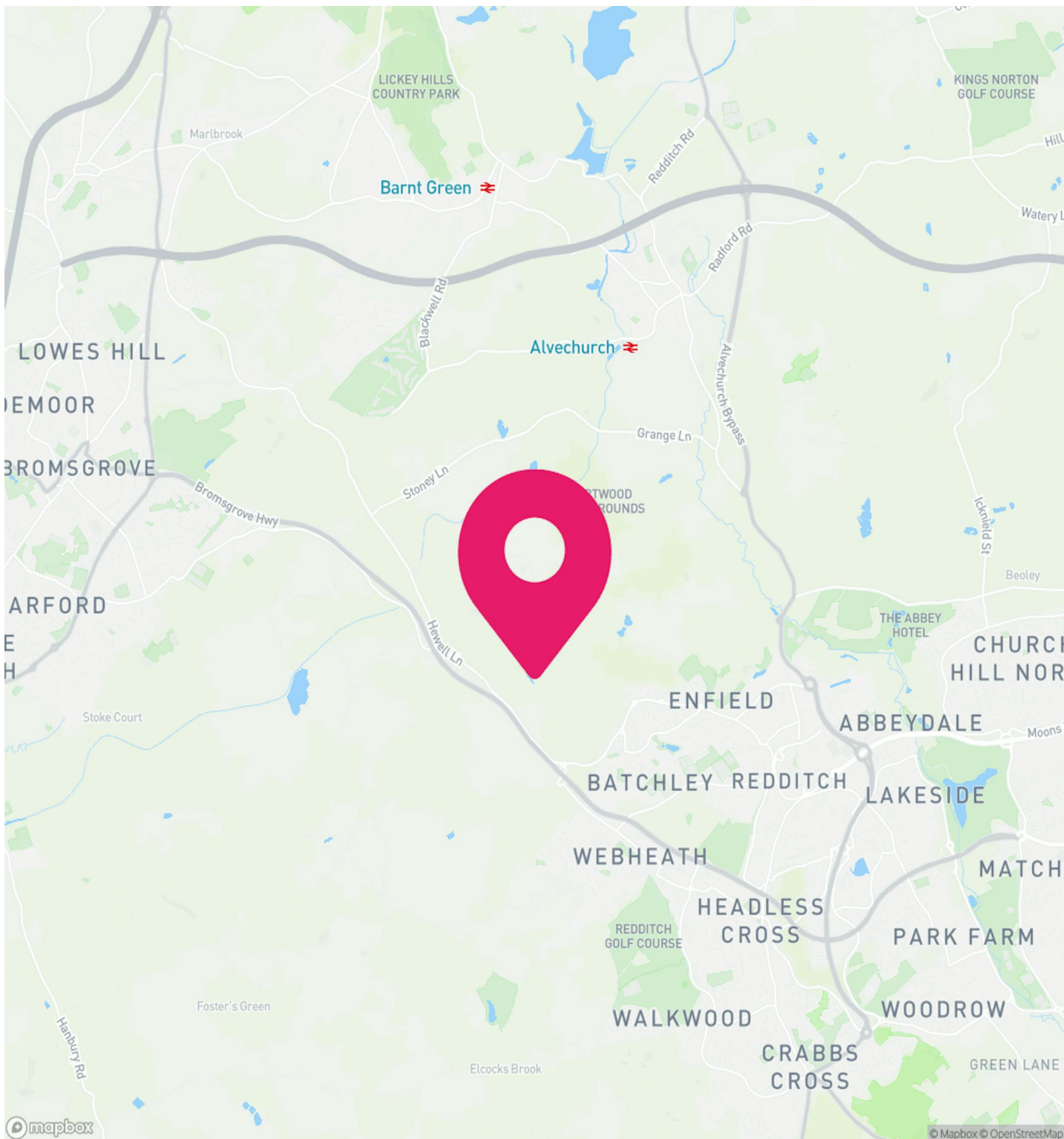


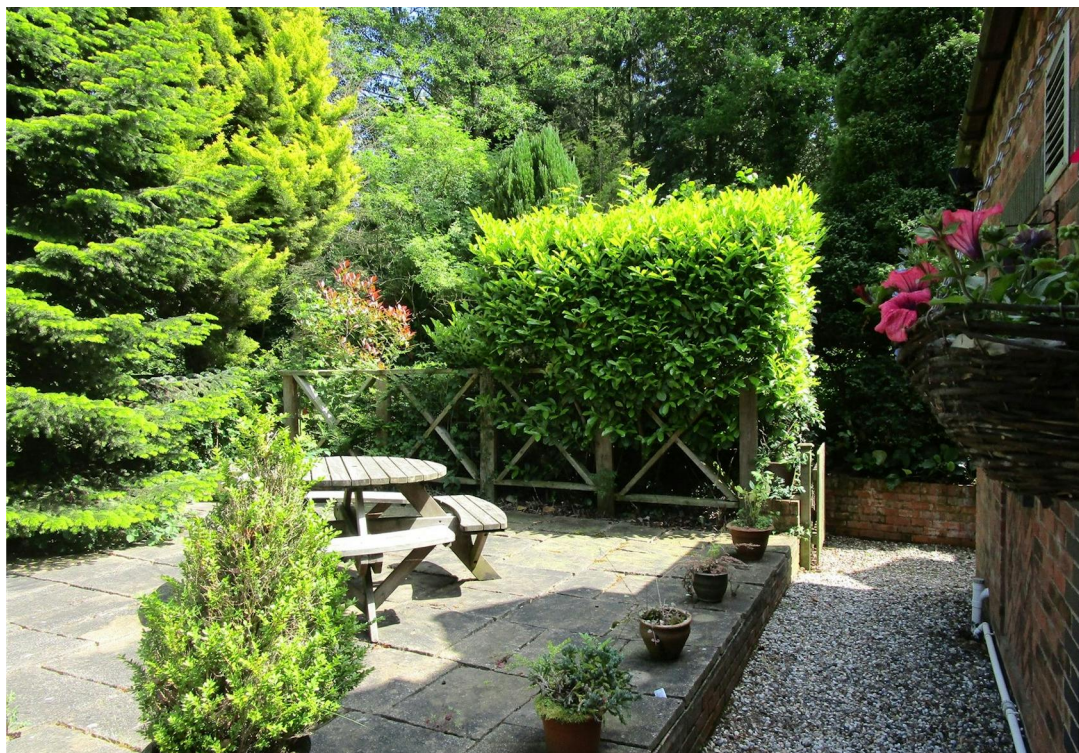
LOCATION

The property is in a rural location on Brockhill Lane with Redditch Town Centre being approximately 1.5 miles South-East.

Motorway access is provided at Junction 1 of the M42 and Junction 4 of the M5 which are approximately 4.5 miles and 6 miles North

West respectively via the B4096 or A38. Junction 2 of the M42 is also approximately 5.5 miles North-East via the A441.







AVAILABILITY

Name	sq ft	sq m	Availability
Building	4,396	408.40	Available
Total	4,396	408.40	

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

BUSINESS RATES Address - Hereford & Worcestershire
Shooting Ground, Brockhill Lane, Redditch B97 6RB
Description – Shooting ground & premises
Rateable Value (2023) - £43,750

COUNCIL TAX

Council Tax Band - B

ACCOMMODATION

Total Floor Area- 4,396 Sq Ft/ 408.38 Sq M (Approx)
Total Site Area- 3.18 Acres/ 1.29 Hectares (Approx)

RATEABLE VALUE

£43,750

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

PRICE

£1,150,000

EPC

B

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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