



LEDBURY ROAD MOTORS, THE OXHEY, BUSHLEY, TEWKESBURY, GL20 6HP

## OVERVIEW

Ledbury Road Motors provides an exciting opportunity as a commercial premises with onsite accommodation or as a potential development opportunity.

The property is located adjacent to the busy A438 and therefore benefits from all year round passing trade whilst still benefitting from far reaching rural views from the bungalow's rear garden.

**GUIDE PRICE: £475,000**

## SITUATION

Ledbury Road Motors is located adjacent to the A438 just 1 mile to the south of the village of Bushley and just 2 miles outside of Tewkesbury. The historic market town of Tewkesbury provides a wide range of services and amenities. The property benefits from excellent transport links with Junction 9 of the M5 being just over 3 miles to the east.

## DESCRIPTION

Ledbury Road Motors benefits from a pleasant rural outlook yet is easily accessible. The property is comprised of the residential element (The Bungalow) and the commercial element (former Ledbury Road Motors buildings).

## LEDBURY ROAD MOTORS BUNGALOW

The Bungalow provides spacious accommodation with two enclosed rear gardens. The property provides currently provides three bedrooms with there being the option of a fourth. With some modernisation throughout the Bungalow would provide a delightful family home.

Briefly the Bungalow is comprised of;

Lounge/Diner – 8.60 m x 6.0 m  
Family Bathroom – 2.95 m x 3.38 m  
Study – 3.40 m x 2.60 m  
Kitchen – 4.70 m x 3.30 m  
Bedroom 1 – 3.90 m x 3.10 m  
Bedroom 2 – 3.80 m x 2.80 m  
Bedroom 3 – 3.90 m x 2.30 m  
Garden Room – 6.60 m x 4.30 m

In addition the Bungalow benefits from an additional WC, storage room and adjoining greenhouse. There is a useful garden store located in the rear garden. There is plenty of off-road parking available at the front of the Bungalow.

## LEDBURY ROAD MOTORS COMMERCIAL/RETAIL BUILDINGS

Ledbury Road Motors provides in all approximately 315 m<sup>2</sup> (3,398 sq. ft.) of adaptable commercial/retail space (subject to obtaining the necessary planning consents).

The commercial/retail buildings include the workshop with storage rooms and mezzanine floor, the former garage shop complete with an office and store and then the separate freestanding car sales office complete with WC.

In addition to the range of commercial buildings is the disused 'Pace' filling station with forecourt as well as the former car sales forecourt which has previously provided parking for around 30 vehicles.

## FIXTURES AND FITTINGS

Any fixtures and fittings not mentioned in these particulars are excluded from the sale.

## SERVICES

The property benefits from mains water, mains electricity, telephone, broadband, a private septic tan, oil fired Rayburn and woodburner.

## LOCAL PLANNING AUTHORITY

Malvern Hills District Council – 01684 862151

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements, and restrictive covenants and all

existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

## SALE PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation.

## VIEWINGS

Viewings are strictly by appointment only through the selling agent. Please contact Carver Knowles to arrange a viewing on 01684 853400.

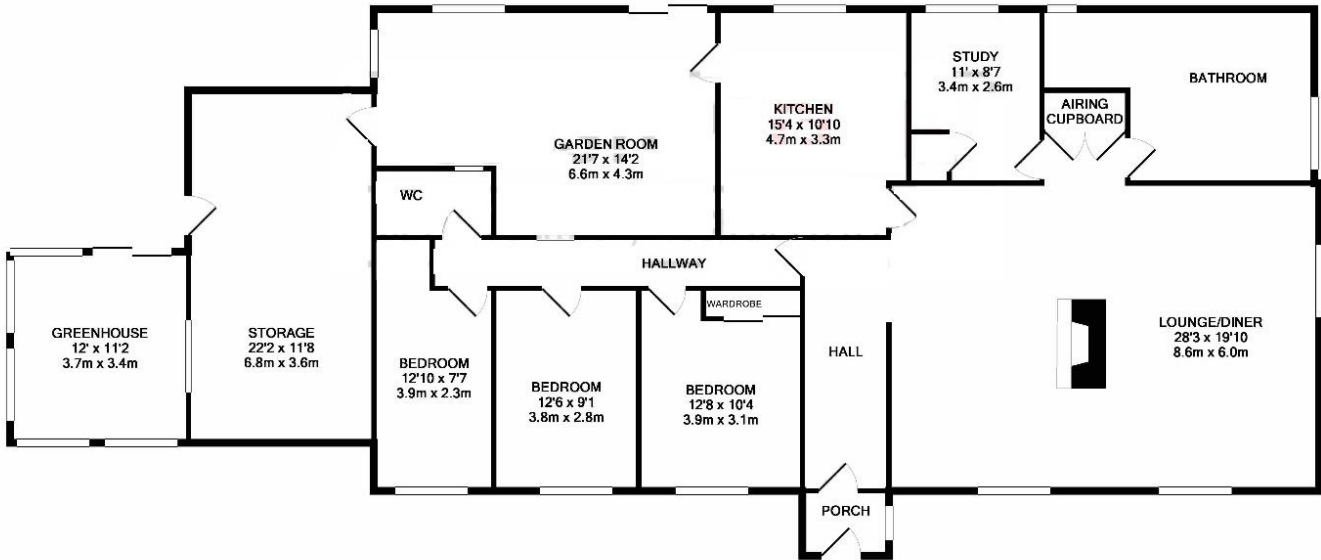
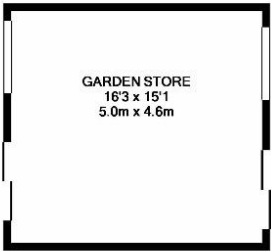
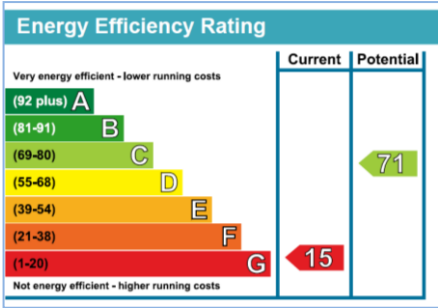
## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.



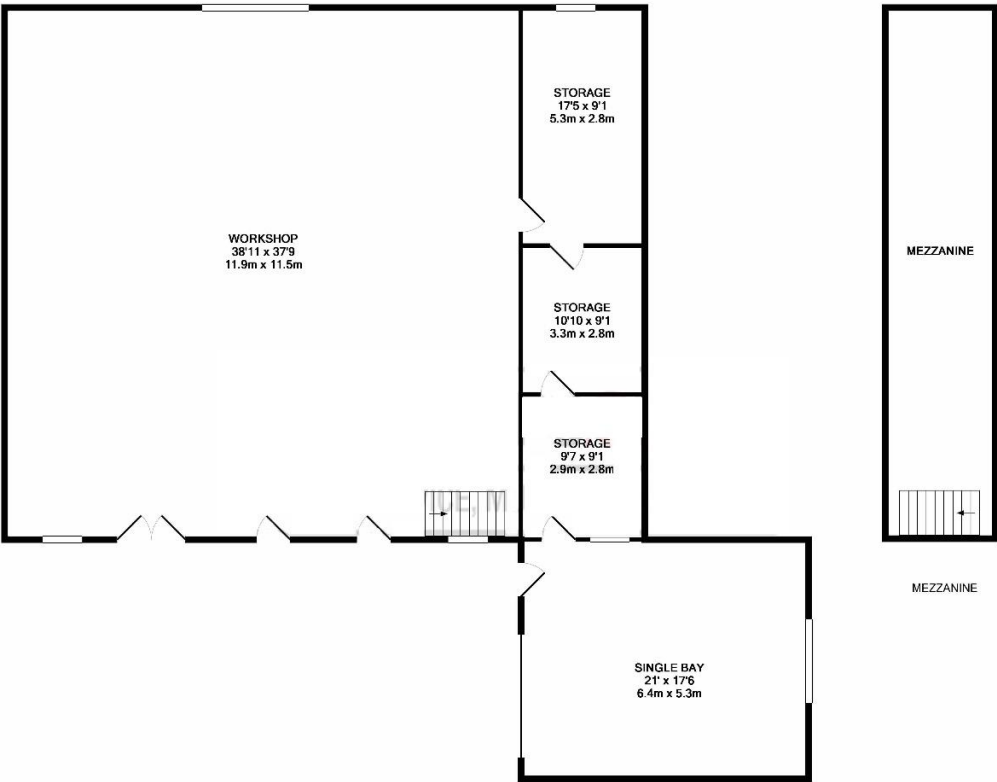


LEDBURY ROAD MOTORS BUNGALOW

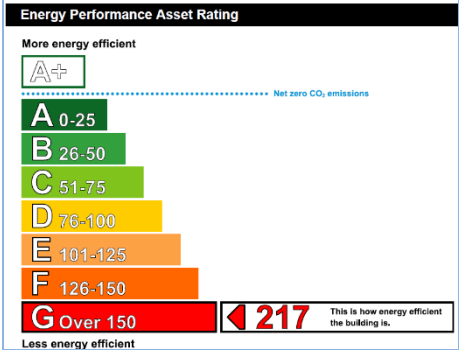




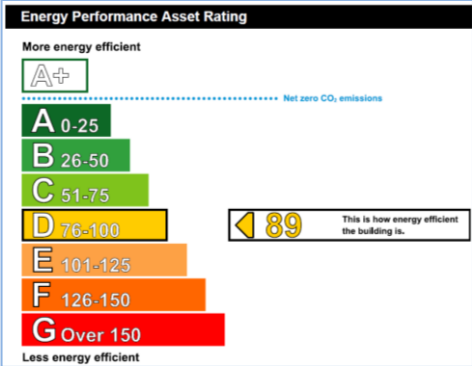
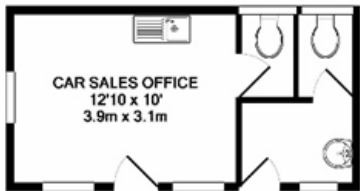
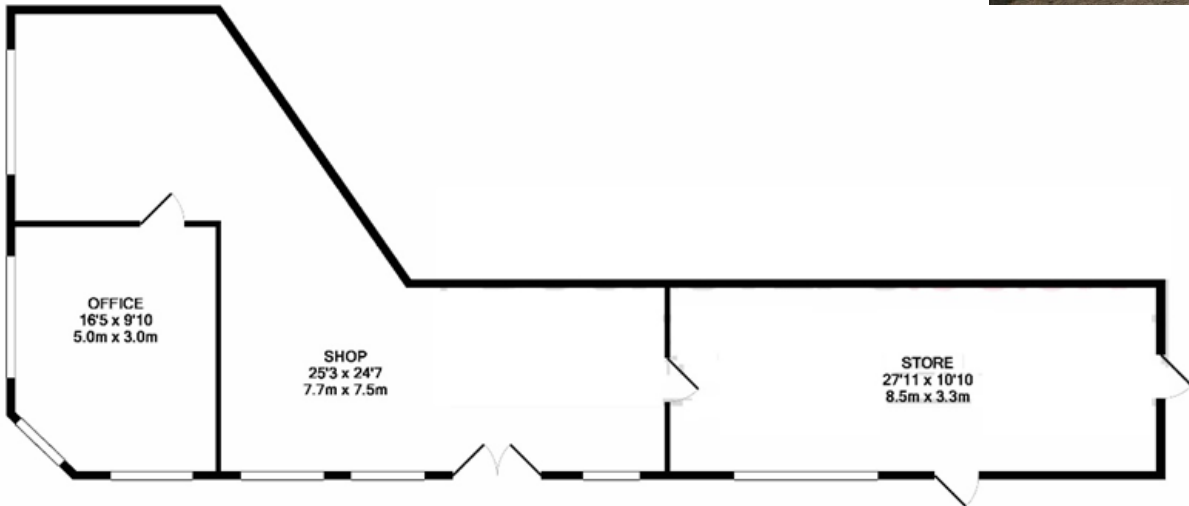
LEDBURY ROAD MOTORS COMMERCIAL BUILDINGS



GROUND FLOOR



# LEDBURY ROAD MOTORS RETAIL BUILDINGS







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#### VIEWINGS:

Strictly by appointment through Carver Knowles – 01684 853400

#### DIRECTIONS:

From Tewkesbury – from the High Street head north east towards the roundabout, take the first exit onto Mythe Road/A38 crossing the River Avon towards The Mythe, after approximately half a mile, turn left onto the A438 and cross the River Sever, after 1 mile, the property will be on the left marked with the agents 'For Sale' board.

From the M5 (travelling north direction) – Exit onto the M50 then take exit 1 of the M50. At the roundabout take the first exit onto the A38. After approximately 2.3 miles, take the right turning onto the A438 and cross the River Sever. After 1 mile the property will be on the left marked with the agents 'For Sale' board.

#### PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.