



LAND AT MARLBROOK, LEOMINSTER, HEREFORDSHIRE HR6 0PE

Asking Price Of £650,000

- Brownfield development site extending to approx. 1.30ha
- Planning for Phase one - 3 commercial units (900sqm) on part of site
- Situated on B4361 close to A49 between Leominster and Hereford
- In open countryside but also close to Cadbury factory

Chartered Surveyors and Commercial Property Agents

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LOCATION

The property is strategically positioned close to the A49 trunk road with frontage to the B4361. Leominster is an attractive market town and the subject site is located approximately 2.5 miles to the south. Hereford is 8 miles to the south and Worcester 20 miles to the east.

The brownfield site is surrounded by agricultural fields with the Hereford to Leominster railway line running along the eastern boundary. The Cadbury Marlbrook factory is close by together with other commercial properties.

DESCRIPTION

The subject site extends to circa 1.30ha. It was previously utilised as a former waste transfer site. Further adjoining land may be available by separate negotiation. Planning permission was granted on 6 July 2022 for the development of 3 commercial units and associated drainage infrastructure on 0.89ha of the site (No. P220723/F). A right of way will be granted to the vendor to access any retained land.

SERVICES

Mains water and electricity are available. The consented development will be served by a private package treatment plant.

TERMS

The vendor will consider unconditioned offers for the freehold interest. Asking price £650,000. Subject to planning offers may be considered.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointment with the Sole Selling Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.