



**Arkwright
Owens**

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12 Little Berrington Street, Hereford HR4 OBS

Development Site with Reserve Matters Planning Consent for Conversion into Café & motorbike workshop. Conversion of ancillary office to become a two bedroom flat with studio and roof terrace. Suitable for alternative uses such as car-parking, subject to planning.

Guide Price £375,000

LOCATION

Little Berrington Street is situated between Berrington Street and Aubrey Street in the centre of Hereford City. Hereford City centre retains its mediaeval street pattern with Little Berrington Street being narrower than for example Broad Street. The building is south facing overlooking the NCP car park. To the north of the street is Sprint Motors and abutting the premises is The Green Dragon car park and to the east is The Little Princess Trust offices and car-parking.



ACCOMMODATION

PARKING AREA 7.1m x 5m (min)

Concrete parking area.

COVERED WALKWAY 1.1m x 7m

Between parking area and front entrance with two brick piers.

GROUND FLOOR

HALL 2.9m x 3m

Fluorescent strip light, counter door into workshop, electrical board.

REAR HALL 3.8m x 2.5m (average)

Timber stairs to first floor and workshop entrance door.

STORE ROOM 2.6m x 1.7m

With waste pipe, pendant light.

OFFICE 3.6m x 3m

Dual aspect with triple glazed windows, concrete floor and two strip lights. Timber partitioning with fixed Georgian wire glass panes.

STAIRS TO FIRST FLOOR

LANDING 1.8m x 2.8m

Exposed boards, timber balustrading to timber staircase, pendant light and loft access.

SHOWER ROOM 1.6m x 1.7m

Low level WC, cubicle shower with wall tiling and pedestal wash hand basin with cupboard storage below. Extractor fan, spotlights and lino flooring.

WORKSHOP BUILDING DIMENSIONS

External Side Frontage to parking area	5m
External Frontage to Little Berrington Street	10.6m
East frontage to Green Dragon car-park	14.7m
North party wall to Green Dragon car-park	17.9m
West boundary	11.2m
Workshop (GEA)	14.7m x 10.6m
Workshop (NIA)	13m x 10m

SITTING ROOM 4.1m x 4.1m

Two south facing triple glazed windows, stained floor boards, two pendant lights and 3 double power sockets.

BEDROOM 4.1m x 2.4m

Pine floor boards, triple glazed aluminium windows, phone socket, 2 double power sockets, pendant light and oak door.

STORE ROOM 2.5m x 1.4m

Close boarded floor, pendant light, and one double power socket. Part glazed door and built in bulkhead of stairs 0.9m x 0.6m.

DESCRIPTION

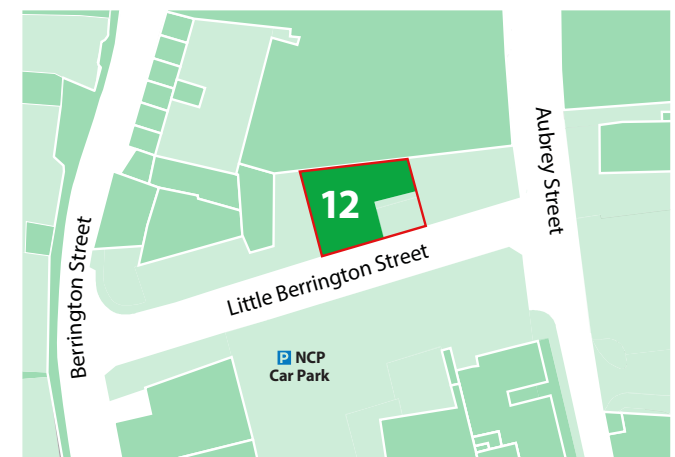
A mid 1970's building with a pitched roof with plain interlocking tiles, triple glazed casement windows and cavity, facing brickwork walls. Adjoining the 1970's office is a single storey brick built outhouse with brick buttressing to the north and south supporting walls.

There are two garage doors on the east and west frontages. The roof consists of sheeting with roof lights supported on rolled steel joists which sit on the brick supporting piers. There remains a vehicle inspection pit from a previous user. There are two car parking spaces fronting Little Berrington Street.

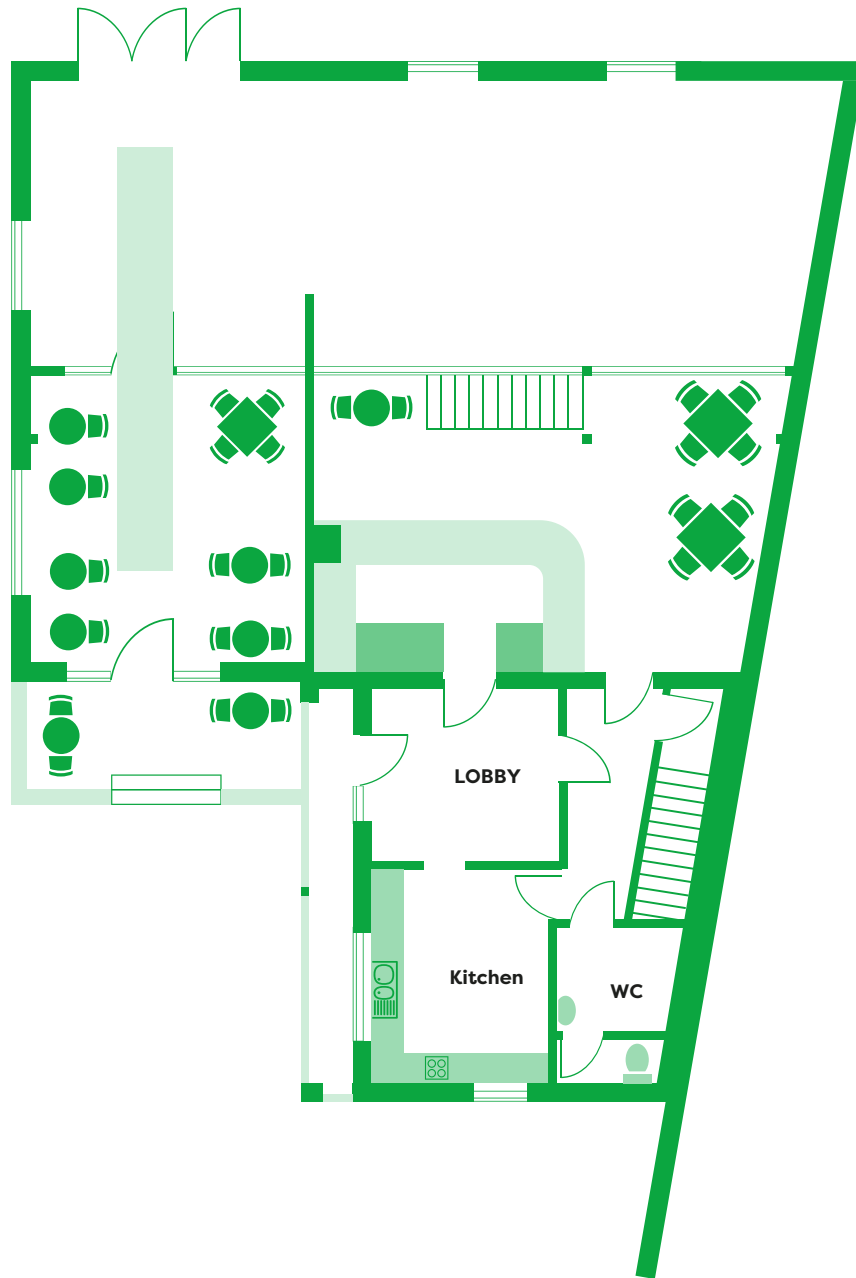
DEVELOPMENT OVERVIEW

A development site with Reserve Matters Planning Consent for Conversion into a Café and motorbike workshop. Conversion of ancillary office to become a two bedroom flat with studio and roof terrace.

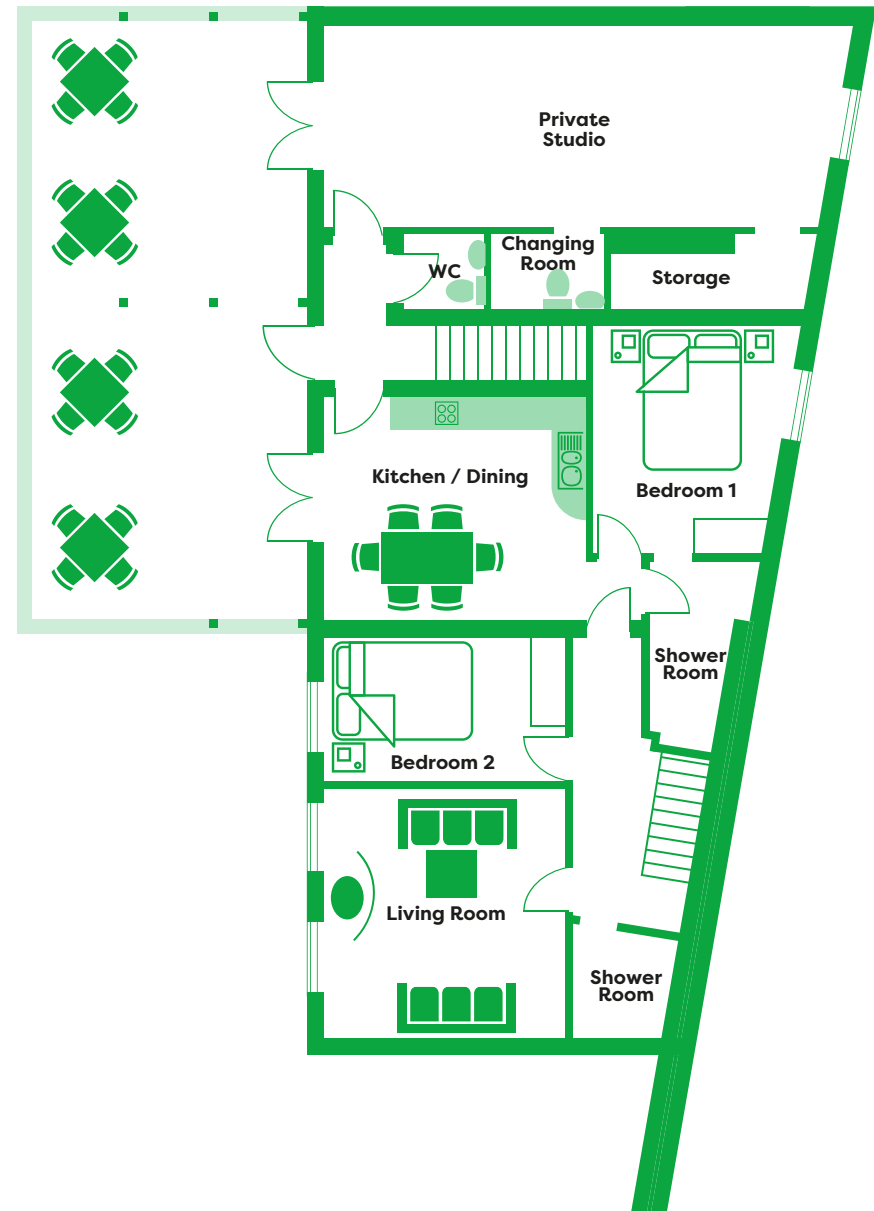
The Reserve Matters including the geotechnical survey & ground condition report with trial pits, has been carried out, along with an archaeological review. Potential alternative uses to redevelop into new build studios and flats, car-parking spaces or business premises as the existing use, subject to some up-grading of the workshop.



Ground Floor – Proposed Cafe



First Floor – Proposed Accommodation





SERVICES

There is mains water and drainage, mains gas and three phase electricity. The gas has been capped off and is no longer in use.



PLANNING & CENTRAL CONSERVATION AREA

The land is within the Central Conservation Area, and the current owners have received a planning consent with reserve matters concluded including, Ground Condition Survey and trial pits, archaeological assessment. Follow the link to review the specifics of the Reserve Matters. The original date of the Planning Consent is 29th October 2018.

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=203747&search-term=182076



TENURE

Freehold.



RATEABLE VALUE

The property is described as Warehouse & Premises. The April 2017 Rateable Value is £7500.

ASSUMPTIONS

It is assumed that there are no legal rights of way from the west garage door over the Green Dragon car-park.



ENERGY PERFORMANCE CERTIFICATE

The Property cannot be re-let in its current condition. Band G – certificate number:

0910-0436-5809-1102-0092

GUIDE PRICE

£375,000 (Three hundred and seventy-five thousand pounds).



LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not VAT registered.



VIEWINGS

Viewings are strictly by appointment through local agents Arkwright Owens, email: arkwrightowens@btinternet.com

**Telephone 01432 267213 or
Julian Owens 07855 744821**

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