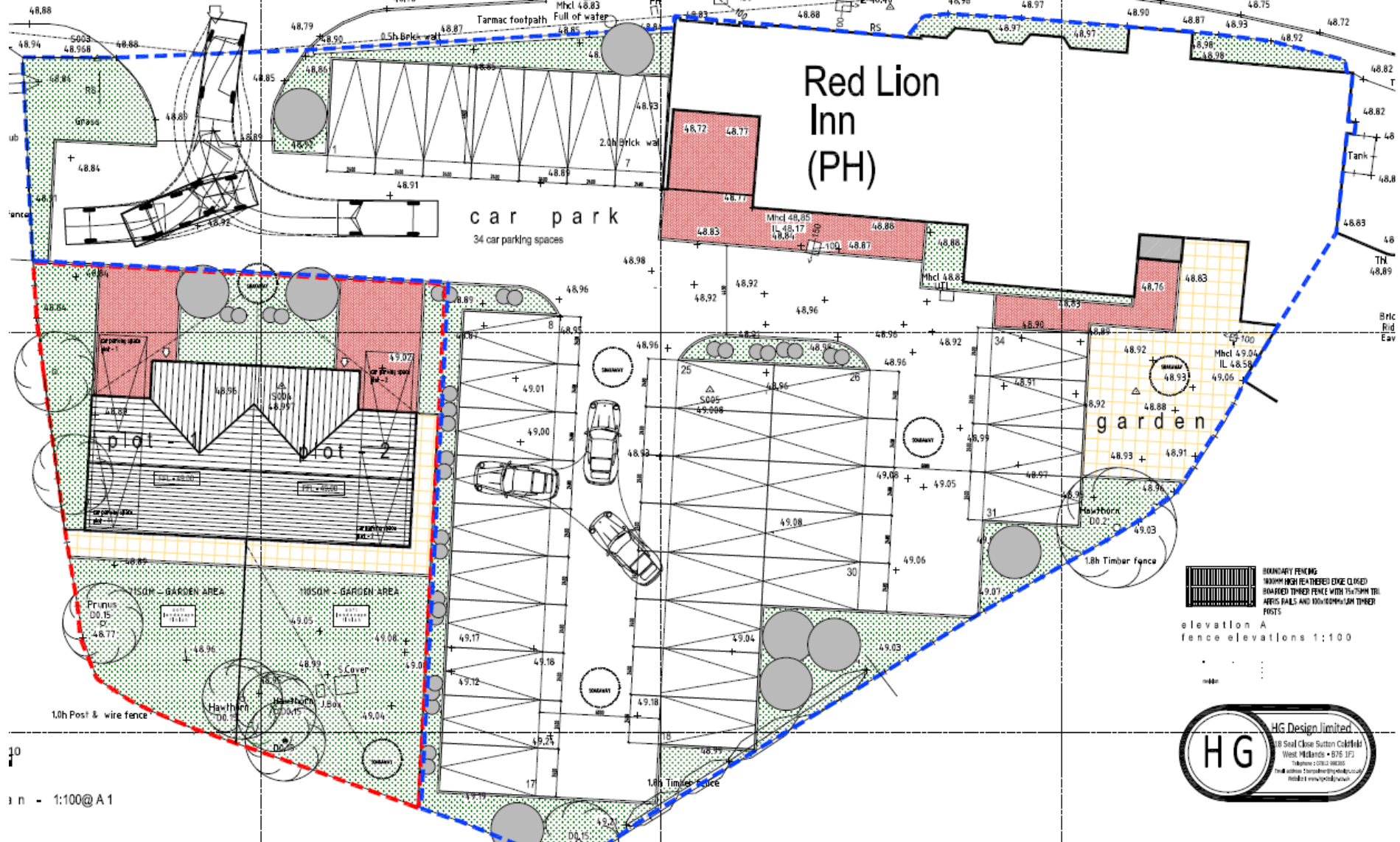




INTRODUCING

RED LION, WITLEY ROAD, HOLT HEATH, WR6

Prices range from £550,000 - £750,000 subject to scheme



INTRODUCING RED LION WITLEY ROAD HOLT HEATH WR6

A fantastic opportunity to acquire a pub with planning approved for refurbishment works including new canopy to main entrance, over bay windows, external finishes, and increasing car parking arrangements. First floor to create overnight accommodation for eight bedrooms with ensuites.



Proposed Scheme

Plot number	Type	Square Foot	Market Price	£ per sqft
1	Semi	1184	£450,000.00	£380.07
2	Semi	1184	£450,000.00	£380.07
			GDV	£900,000.00

Comparable Evidence

Property Address	Sqft	Marketing Price	£ per sqft
Castle View Cottage	724	£225,000.00	£310.77
Holt Heath	707	£350,000.00	£495.05
Woodbury Park	1995	£465,000.00	£233.08
Severb Heights	1541	£475,000.00	£308.24
Riverside House	2051	£600,000.00	£292.54
Holt Heath	2137	£650,000.00	£304.16
Fam Lane	2033	£795,000.00	£391.05

AN INTRODUCTION

This site is being brought to market under several options and schemes, all of which contain fantastic potential for either commercial or residential use, subject to DD and PP where applicable.

The site has approved planning for refurbishment works including a new canopy to main entrance, over bay windows, external finishes, and increasing car parking arrangements. The first floor has been approved to create overnight accommodation for eight bedrooms with ensembles.

In addition, the car park has a large surface area in which the potential of a maximum of three units may be considered by the council as in keeping with the street scene and adding value and housing to the locality.

The site benefits from picturesque views surrounding.

The Red Lion pub has been vacant for near to year.

WR6 6LX is a primarily residential postcode in Holt Heath, Worcestershire. It was first introduced in January 1980.

The most common council tax bands are F and E.

Residential buildings are typically semi-detached and detached. Domestic properties are mostly houses and bungalows.

Planning for the formation of six new family dwellings, and demolition of existing property has been previously refused by the council. However, based on conversations had the carpark does hold potential to have planning permission granted for x2 units.





GOOD TO KNOW

AREA: 1980M2

ACRE: 0.49

HECRES:0.1985

DEVELOPED AREA: 369.2 M2

Disclaimer:

An intro fee is payable to John Shepherd Estate Agents

Terms and conditions - Photos taken of the current property in its current condition.

*Floorplans are not to scale and are indicative only. Location of garage, windows, doors, bathroom fittings, kitchen units and appliances may differ.

*It is advised that any interested parties carry out their own due diligence on the site above regarding rental amounts, yields, planning and the viability of the site in its entirety along with the site on it's whole as it stands.

Dimensions given are approximate and should not be used to order carpets, furniture or any other fitting. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, John Shepherd is pleased to offer the following: -

Free Valuation: Please contact the office on to make an appointment. Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact.

SCHEME ONE

Buying sold as seen as it currently stands to include vacant possession of The Red Lion Pub which as stated above has approved planning for refurbishment works – the asking price of which would be £600,000 to include a small section of the car park.

SCHEME TWO

Purchasing the whole site (inclusive of the car park potential) at £750,000.

SCHEME THREE

£300,000 for a section of the car park to the right-hand side abutting to the neighbouring fields.

**Enclosed in the brochure are initial guideline plans only and this is subject to purchasers conducting their own DD.





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