



2 Fir Tree Lane, Rotherwas, Hereford, HR2 6LA





**2 Fir Tree Lane  
Rotherwas  
Hereford  
HR2 6LA**

**For Sale by Online Auction on  
Wednesday 26 July 2023**

**Bidding commences at 8am  
Closes from 5pm**

#### Summary of features

- Popular industrial area
- Building footprint circa 12,000sqft
- Potential for re development STP
- Secure site of circa 0.8 acres accessed directly off public highway.

**Guide Price £400,000**

#### **Situation:**

2 Fir Tree Lane is situated on the established Rotherwas Industrial Estate, circa 2.5 miles south east of the city of Hereford. The site immediately adjoins the public highway known as Fir Tree Lane, which itself adjoins to the south Holme Lacy Road/ The Straight Mile.

#### **Description:**

The property comprises a detached, 2 storey former factory premises currently used for furniture storage. The building is situated centrally on a large rectangular plot totalling circa 0.8 acres.

The main building comprises a dated steel framed factory premises which has been adapted over time with the addition of a suspended floor, office area and a single storey extension. Internally the unit is split into 3 areas at ground floor being office, open plan store and the single storey extension which is also used as storage. At first floor level there are 2 areas again being office and storage.

The building is accessed via pedestrian doors to the west and south, and also by 2 large roller shutter doors to the north.

Externally the plot extends to a total of 0.8 acres, with the building itself situated centrally on the plot. The usable yard area extends to circa 0.5 acres of concrete.

The site itself is accessed via large manually operated double gates, with the boundary comprising a mix of palisade and mesh wire fencing.

#### **Mode of Sale:**

The property is to be offered **For Sale by Online Auction**. The Auction will open at **08.00am on Wednesday 26<sup>th</sup> July 2023** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days of the deposit.

#### **Accommodation:**

The property has been measured on a gross internal floor area basis as follows:

	<b>Sqm</b>	<b>Sqft</b>
<b>Ground Floor</b>		
Office Area	47.92	515.81
Open Plan Industrial	619.92	6,672.76
Lean too	372.74	4,012.14
<b>Sub Total</b>	<b>1,040.58</b>	<b>11,200.71</b>
<b>First Floor</b>		
Office Area	27.45	295.47
Storage	619.92	6,672.76
<b>Sub Total</b>	<b>647.37</b>	<b>6,968.23</b>
<b>TOTAL</b>	<b>1,687.95</b>	<b>18,168.94</b>

#### **Contract:**

A copy of the Contract and any Special Conditions of Sale will be available for inspection at both the Auctioneers and the Solicitors Offices prior to the date of Auction.

The Contract, as well as other documentation, will be available in due course online via the Sunderlands Online Auction tab on our website. Please see a link below:

<https://onlineauctions.sunderlands.co.uk/search>

Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected them.

#### **Auction Guide / Reserve Price:**

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

#### **Tenure:**

The site is offered for sale freehold with vacant possession.

Clearance of the site will take place in due course.





### Directions:

The subject property is located south-east of Hereford City. Head south along the A49, crossing Victoria Bridge and bearing left to stay on the A49/Ross Road. After 0.3 miles turn left at the crossroads on Holme Lacy Road. After approximately 2 miles turn left onto Fir Tree Lane. The property is located on the right hand side after approximately 100 metres.

### VAT:

We understand that VAT is not chargeable in respect of the sale.

### Services:

We understand that the property benefits from mains services such as electricity and water.

### Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices, but it is preferable to submit this online via the auction portal. This must be submitted before a bid can be made.

### Vendors Solicitors:

Douglas Armstrong of BPE Solicitors, Cheltenham  
Tel: 01242 248235  
Email: douglas.armstrong@bpe.co.uk



### Viewing Arrangements:

**By appointment with the agents:**

**Sunderlands**  
**Offa House St Peter's Square**  
**Hereford**  
**HR1 2PQ**

**Tel: 01432 276202**

**Email: james.dillon@sunderlands.co.uk**

The information in these particulars has been prepared as at 19 June 2023.

### Sunderlands

#### Hereford Branch

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.