

FOR SALE

HEREFORD AND WORCESTER SHOOTING GROUND

BROCKHILL LANE, TARDEBIGGE, REDDITCH B97 6RB



TWO-STOREY PREMISES & LAND

Total Floor Area approx. 4,396 sq ft (408.38 sq m)

Total Site Area approx. 3.18 acres (1.29 hectares)

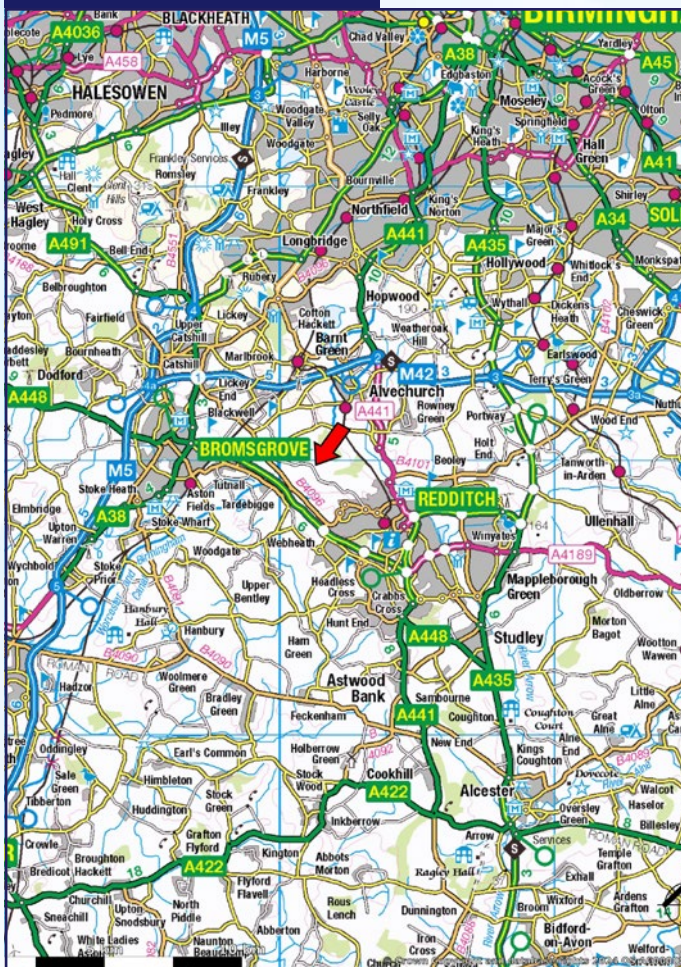
- Rural location
- The shooting ground is now closed
- Potential for alternative uses (subject to planning)

LOCATION

The property is in a rural location on Brockhill Lane with Redditch Town Centre being approximately 1.5 miles South-East.

Motorway access is provided at Junction 1 of the M42 and Junction 4 of the M5 which are approximately 4.5 miles and 6 miles North-West respectively via the B4096 or A38. Junction 2 of the M42 is also approximately 5.5 miles North-East via the A441.

POSTCODE: B97 6RB



DESCRIPTION

The two-storey property is configured to provide facilities for the former shooting ground (reception, clubhouse with bar and restaurant, shop/showroom, office and W.C facilities) on the ground floor and a self-contained four-bedroom flat above.

Externally, a driveway with a large car park is provided to the front of the property. To the rear, a smaller car park for the flat, garden areas and a pond are also provided.

The shooting ground is now closed (as of 31st December 2024).

The site has potential for alternative uses such as Nurseries, Garden Centres, Farm Shops, Offices, Schools and Charity/Church uses (subject to planning).



ACCOMMODATION

TOTAL FLOOR AREA Approx.	4,396 SQ FT	408.38 SQ M
TOTAL SITE AREA Approx.	3.18 acres	1.29 hectares

TENURE

The two-storey premises & land will be available on a freehold basis with vacant possession.

PRICE

£1,150,000 (exclusive)

BUSINESS RATES

Address - Hereford & Worcestershire Shooting Ground, Brockhill Lane, Redditch B97 6RB

Description – Shooting ground & premises

Rateable Value (2023) - £43,750

COUNCIL TAX

Address - Hunters Lodge, Brockhill Lane, Tardebigge, Bromsgrove, B97 6RB

Council tax band – B



EPC

Hereford & Worcestershire Shooting Ground – B (44)
Hunters Lodge - D (60)

LEGAL COSTS

Each part to bear their own legal costs incurred in any transaction.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008053 Date: 01/25

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