

Tuesday, 03 June 2025

RE: Full Pitcher, New Street, Ledbury, Herefordshire, HR8 2EN

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 13 June 2025**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

The following information will be required if you wish to submit a leasehold offer:

- The name, address and contact details of the lessee (if being leased through a company, please confirm the company's registered number and registered address).
- Rental offer stating the amount of annual rent you are prepared to pay for the property. The rental offer should be exclusive of VAT.
- Confirmation of the level of rental deposit you are prepared to lodge.
- Proposed term
- Proposed rental incentives.
- Proposed use of the premises.
- Confirmation of your proposed works to the premises.
- Proof of Funding: Please can you supply a bank statement showing sufficient cash funds for the rental deposit/proposed fit out costs or an offer in principle from a bank for a loan agreement.
- Please provide a background of your experience in the trade

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

FOR SALE / TO LET - OFFERS INVITED
ROADSIDE / COMMERCIAL / RESIDENTIAL DEVELOPMENT POTENTIAL
FULL PITCHER, NEW STREET, LEDBURY, HEREFORDSHIRE, HR8 2EN



- Prominent roadside frontage on intersection of A449 Ross Road, Leadon Way and B4216 New Street
- c. 125 covers plus external areas and parking for 45 vehicles
- Plot size c.1.1 acres
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to licensed operators, investors, roadside and retail developers

Location

Ledbury is a charming and well-connected market town situated on the edge of the Malvern Hills, offering excellent accessibility via the M50 motorway. It is within a 17-mile radius of several major towns and cities, including Hereford, Worcester, Gloucester, Tewkesbury, and Ross-on-Wye.

The Full Pitcher occupies a high-profile position on the Ledbury ring road, at the junction of Ross Road and Leadon Way, approximately 1 km south-west of Ledbury town centre.

The property lies within the settlement boundary of Ledbury in an established mixed-use area. Nearby amenities include Ledbury's football, cricket, and rugby clubs, alongside other commercial and residential uses. A new housing development is located directly to the rear of the site.

Property Description

A substantial detached two-storey brick-built property with partial timber cladding to its upper level, lying beneath a pitched tiled roof.

Accommodation

The ground floor comprises of an open plan interlinking bar and lounge set around a central servery. Ancillary areas include customer WC's, disabled WC, catering kitchen, ground floor beer store and various storage areas.

The private living accommodation is located on the first floor and includes five bedrooms, a lounge, dining room, kitchen, several storage rooms, a bathroom, and a separate WC.

Externally there is a large trading area with patio, grassed beer garden, and children's play area.

There is parking for c. 37 vehicles to the rear with a further eight immediately to the front of the pub.

The site sits on a plot size of 1.088 acres and the total GIA is c. 5,759 sq ft.

Tenure

Freehold / Leasehold (available by way of a new lease subject to terms being agreed).

The property is held under Title Number HE13002 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

We understand the site falls with Herefordshire Local Planning Authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £8,900 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=KFYSa7qpPV6&help=1&ts=1>=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

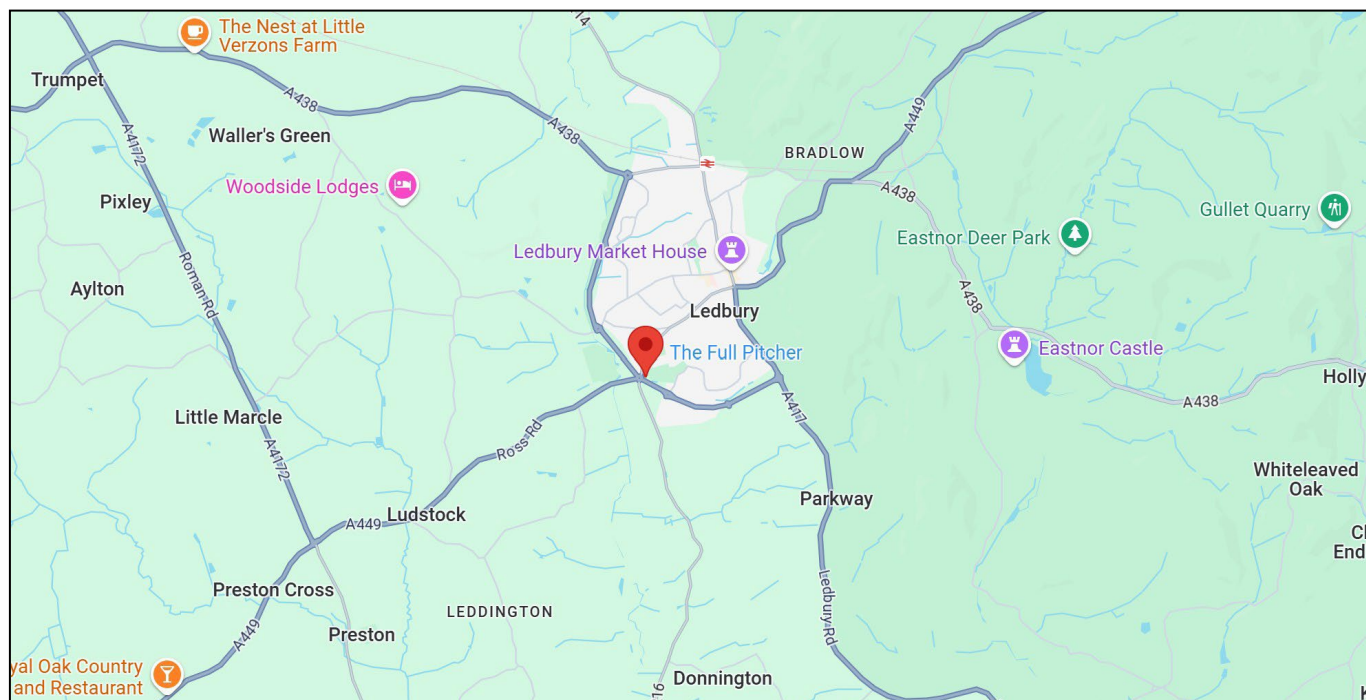


Contact: Richard Tole
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Location Plan



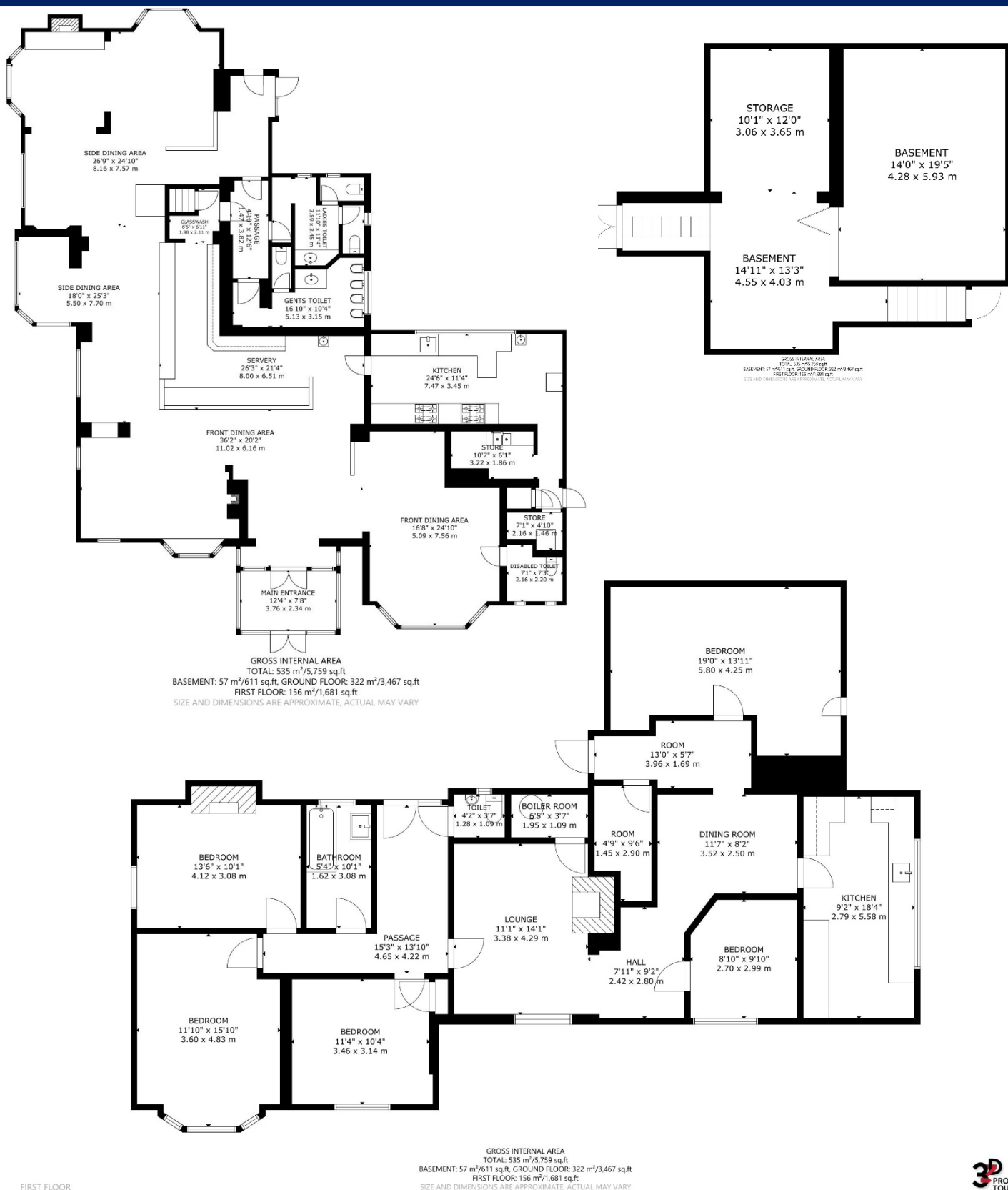
Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



Our Services & Offices

