

**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&gt=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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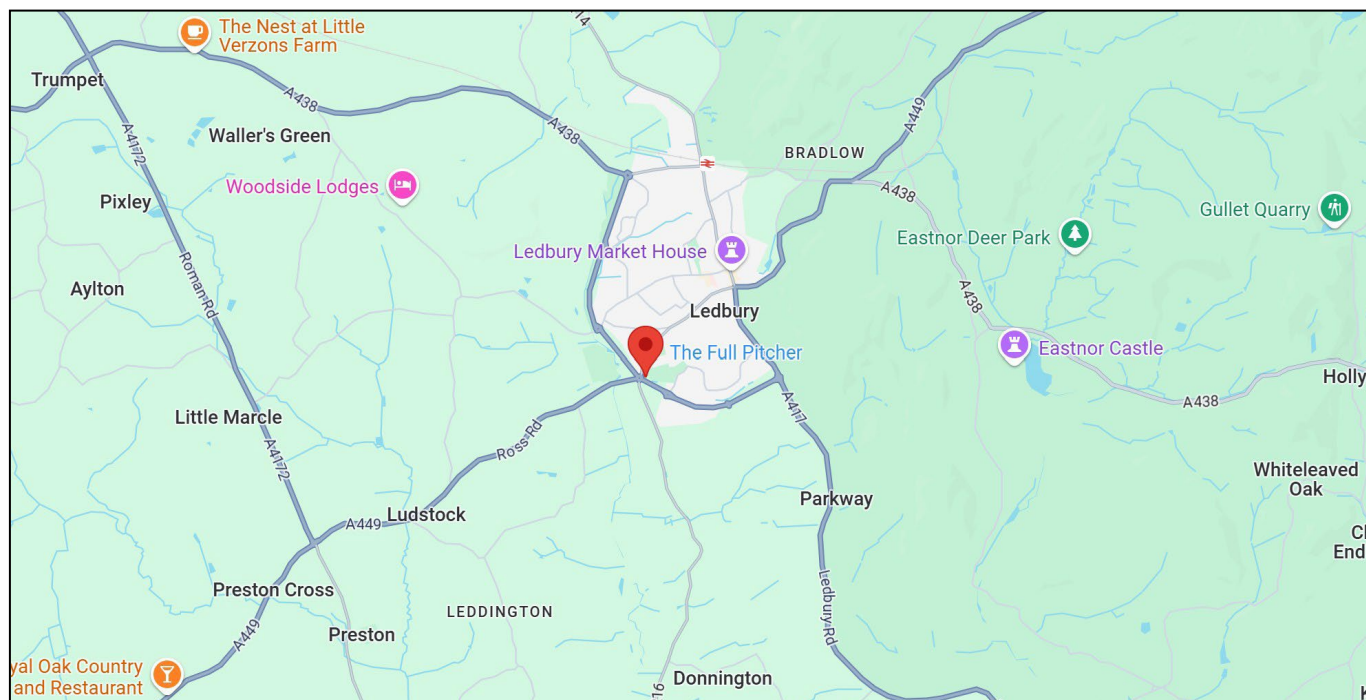








## Location Plan



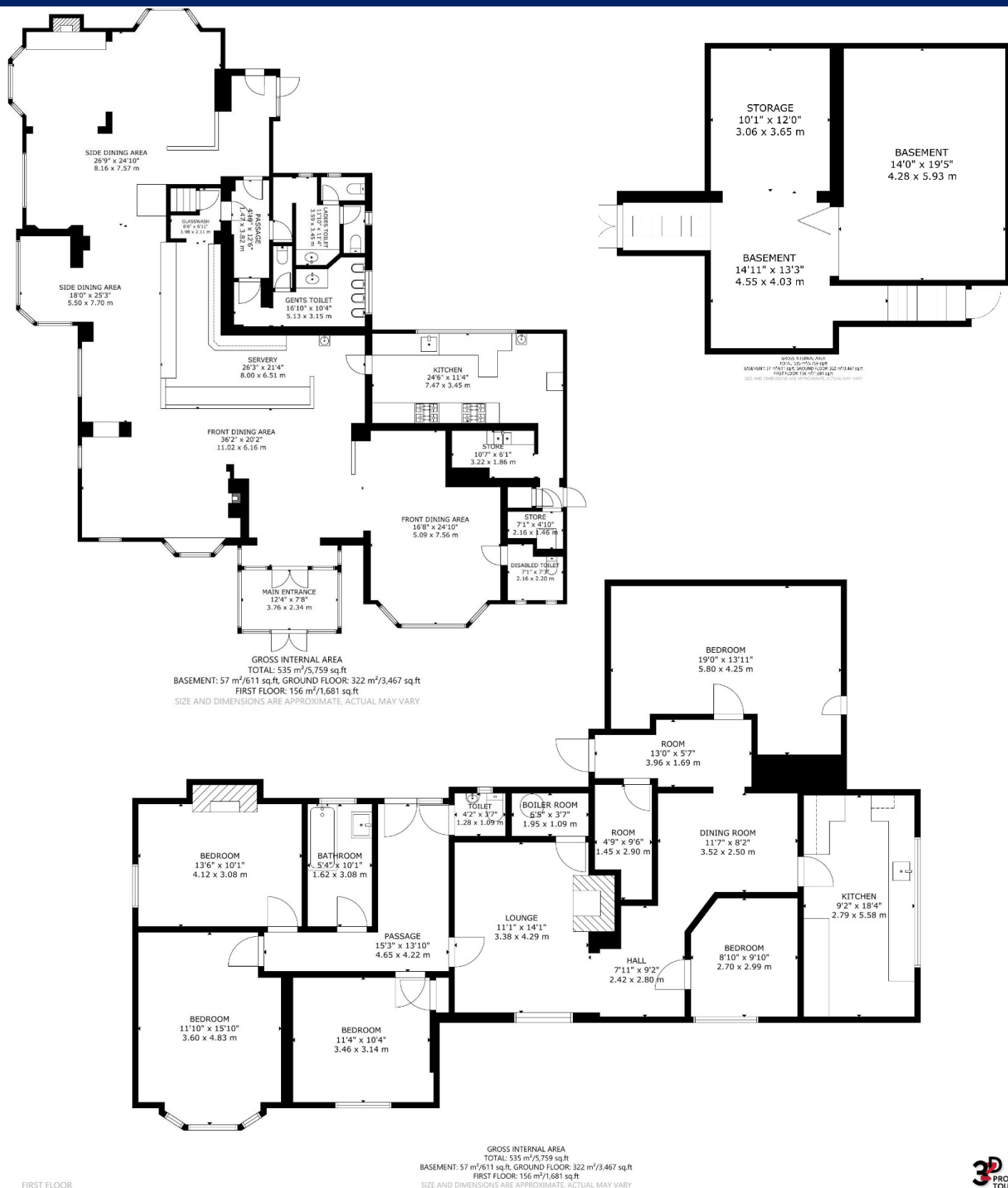
## Site Plan



### 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

