



Waterside, Evesham, WR11 1BS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£295,000

- For Sale - Freehold Development Site
- Re-Development Potential
- Area extending to 1496m² (0.369 acres)

Location

The former Avon Sports & Social Club, Waterside occupies land to the rear of the Blue Lagoon Indian Restaurant. It is accessed direct from Waterside. Waterside is one of the main thoroughfares into the town centre, benefitting from a high volume of passing traffic. Waterside is the B4035 which links Evesham with Pershore. Waterside links with Port Street and the area around Waterside benefits from a large number of licensed and un-licensed restaurants. Port Street has also benefitted from the re-opening of the Regal Cinema.

Evesham is a market town with a population of approximately 24,000 people. The town benefits from a mainline railway station (London Paddington to Hereford). It has a hospital, schools, leisure and sports facilities as well as popular supermarkets and out of town retailing.

Description

We have not inspected the former Avon Sports & Social Club property, Waterside, Evesham, Worcestershire WR11 6BS. We understand that it requires refurbishment/re-development. The plot area extends to 16,108ft² (1,496m²). Access is via third party land, there is an archway which leads directly from Waterside to a private track. The property lies to the east of the access track.

Services

We understand that the property is not connected to services. Mains water, foul water drainage, gas and electricity are in the immediate vicinity. Interested applicants should make their own enquiry as to the availability of services.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the sale contract.

VAT

The property is not registered for VAT.

Planning

Local Authority: Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT
Telephone: 01386 565000

Business Rates

The property is currently not listed for Business Rates.

Energy Performance Certificate (EPC)

The property is not in a condition fit for occupation. There is no Energy Performance Certificate for this property.

Asking Price

Offers on £295,000

Viewings

In the first instance please contact the Commercial Department 01386 765700
Contact: Tony Rowland
Email: trowland@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.



Plan

Site of the Former Avon Social Club, Waterside, Evesham,
Worcestershire, WR11 6BS.



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LABORATORY INFORMATION Plotted Scale - 1:1250. Paper Size - A4

Sheldon Bosley Knight Ltd., Chartered Surveyors.

For further information please email commercial@sheldonbosleyknight.co.uk