

alder king

PROPERTY CONSULTANTS

FOR SALE

The Old Dairy, Swan Lane, Evesham, WR11 4PG

Central area location

Modern courtyard scheme comprising two cottages and four apartments

Fully let and a history of high occupancy – competitive rental levels



Location

The property fronts Swan Lane in the section between High Street (A4184) and Chapel Street.

The central retail facilities are approximately 35 metres to the west.

Located in Swan Lane is a former Aldi food store and a Just for Pets outlet. There are also surfaced 'pay and display' car parks.



M5



**11 miles south
west of
Junction 9**

**Stratford
Upon Avon**



15 miles

Tewkesbury



13 miles

Accommodation

Description

The Property, which was constructed circa 2002/2003, provides a two/three storey apartment block together with a pair of converted semi-detached cottages.

The buildings have brickwork elevations, double glazed windows and pitched roofs with tile coverings and dormer windows.

The dwellings are accessed via a gated archway leading to a paved courtyard with raised planting area.

A copy of the floor plans relating to the approved scheme is contained within the particulars.

Accommodation

The Tenancy Schedule and reduced floor plans confirm the layouts and areas.

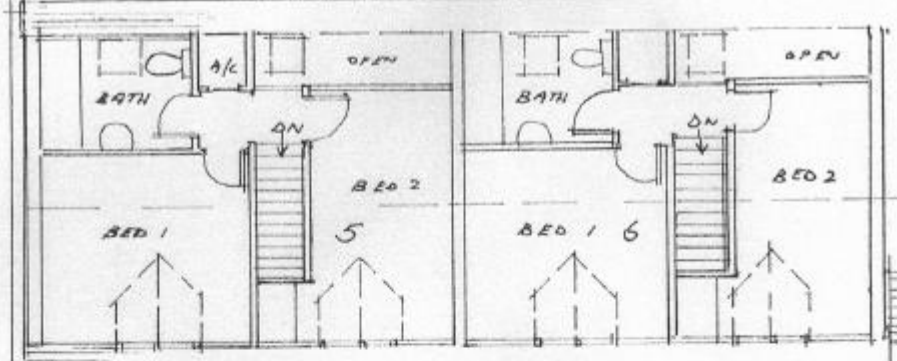
Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

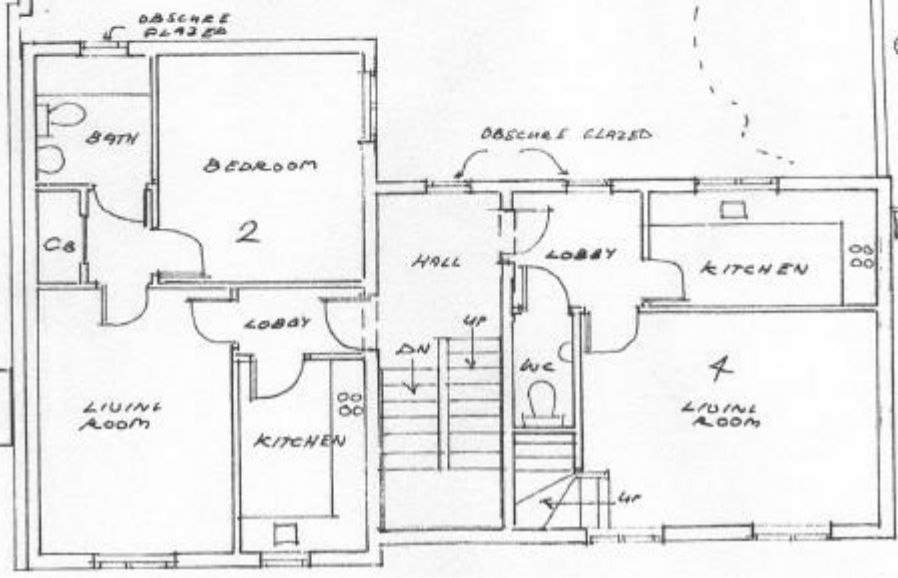
All the units are separately serviced and have gas fired central heating.

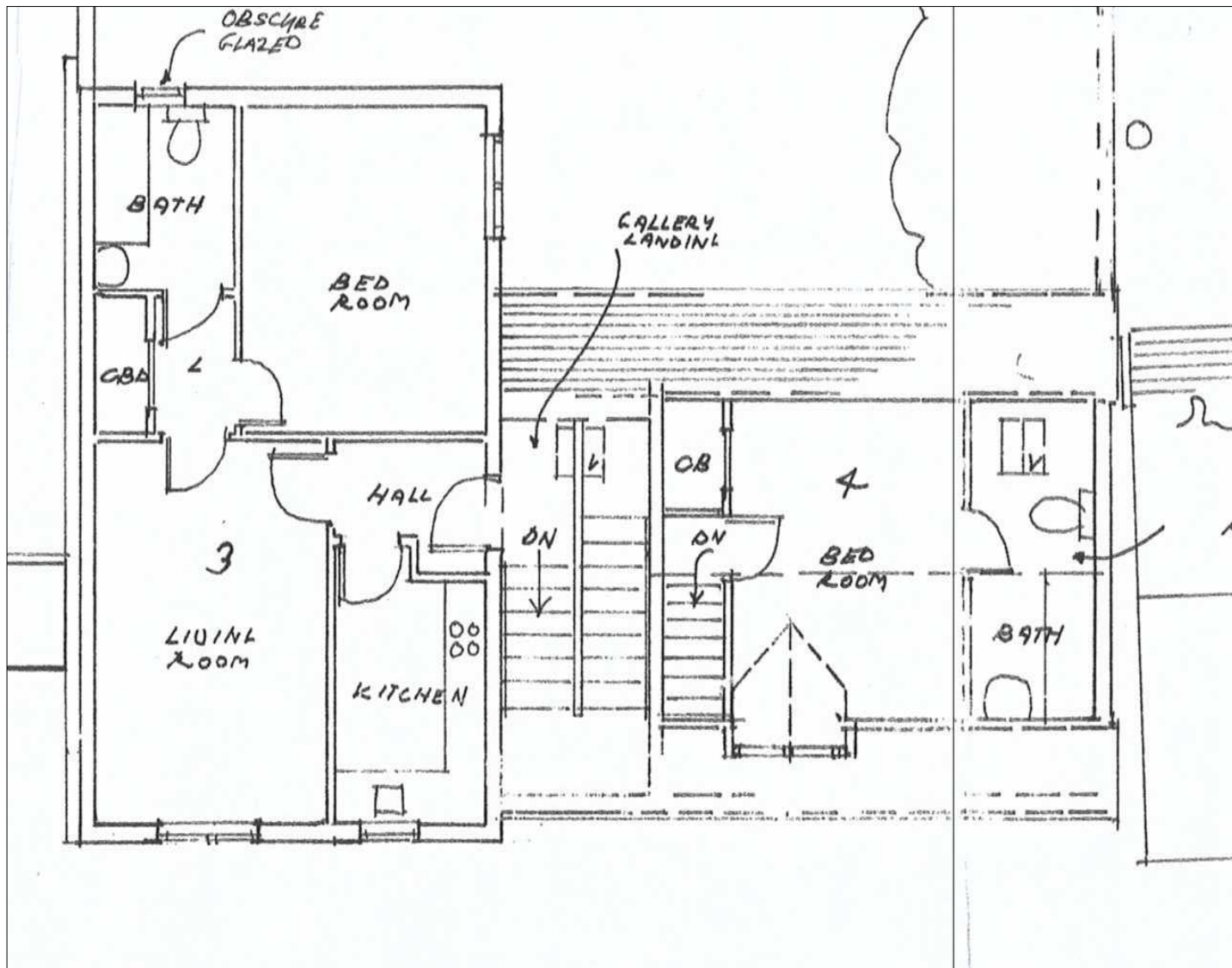


TO MEB



COURTYARD





Unit	Tenancy	Floor level (Type)	Bedroom	EPC Including floor area	Current Rent pcm (pa) £
1	AST	Flat – Ground Floor	1	Band C - 71 42 m ²	£450 £5,400
2	AST	Flat – First Floor	1	Band C - 80 43 m ²	£450 £5,400
3	AST	Flat – Second Floor	1	Band C - 75 41 m ²	£495 £5,940
4	AST	Flat (arranged over 2 floors)	1	Band C - 77 54 m ²	£525 £6,300
5	AST	Courtyard semi-detached cottage	2	Band C - 75 68 m ²	£585 £7,020
6	AST	Courtyard semi-detached cottage	2	Band C - 78 68 m ²	£585 £7,020
Total					£3,090 (£37,080)

Notes:

- Planning – Reference W/01/00767/PN – “Resubmission of previous planning for redevelopment of the site to provide a block of 4 one bedroom flats, convert rear of garage building (barn) into two bedroom cottages, cycle and moped store and associated works” – 28 June 2001.
- AST agreements available on request.
- Floor areas – as stated on the current EPC certificates.
- Rentals – as confirmed by the managing agents, Sheldon Bosley Knight.
- This information does not constitute an offer of a contract and although the information is believed to be correct, the accuracy cannot be guaranteed and is expressly excluded from any contract.

Planning | Rates | EPC | Terms

Planning

The Property, which originally formed part of Ye Olde Swan Inn, was redeveloped under planning reference W/01/00767/PN (28 June 2001).

All interested parties should make their own enquiries to the Planning Department of Wychavon District Council 01386 565000.

Council Tax

Apartments – Band A
Cottages – Band B

The billing authority is Wychavon District Council.

Energy Performance Certificate

The apartments have ratings ranging from C-71 to C-80. The individual ratings are listed on the attached Tenancy Schedule.

Tenancies

The dwellings are subject to Assured Shorthold Tenancies. The property is fully let and the current income is circa £37,080 per annum (rentals range from £450 - £585 per month).

The individual Assured Shortholds are listed on the Tenancy Schedule.

Title

Freehold.

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

Purchase Price

Offers in excess of £550,000 (subject to contract).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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www.alderking.com

AK Ref: PJP/N92496
Date: September 2022
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.