



Former Ornuia Ingredients Premises, Hazel Park Dymock Road, Ledbury, Herefordshire, HR8 2JQ

- Detached manufacturing/food production facility 43,000 sq ft (4,000 sq m)
- Including cold stores, ground and first floor offices and welfare facilities
- Dock leveller access, water treatment facility and 850 kva electricity supply
- Total site area of 4.37 ac (1.76 ha) including secure concrete yard, open storage space and expansion land
- On-site car parking for 60 cars and lorry parking for 8 HGVs
- Self-contained site within 5 miles of J2 of the M50 motorway

Ornua Ingredients

Hazel Park, Ledbury

LOCATION

The market town of Ledbury is located approximately 15 miles east of Hereford, 15 miles west of Tewksbury, 20 miles northwest of Cheltenham and 20 miles southeast of Worcester. The Malvern Hills are a short distance to the northeast and the M50 motorway (J2) is approximately 3 miles to the south.

The property itself is situated at Hazel Park (formerly known as The Old Wharf Industrial Estate), a small business park directly to the south of the A449, just off the bypass, and 800 yards southwest of Ledbury town centre. It is accessed off the B4216 Dymock Road via Ross Road/Leadon Way (A449) to the north.

The site forms the southern part of the business park and is approached over an unadopted access road off the B4216, which also serves the other commercial occupiers to the north. Nearby users include Newberry International, Belmont Farm & Equine Vets, Wynnstey Farm Products and Ledbury Carpets & Interiors.

DESCRIPTION

The property comprises a self-contained site of approximately 4.37 ac (1.76 ha), which was formerly operated by Ornua Ingredients for the processing of cheese products.

The site incorporates a modern, detached food processing facility, essentially within two interconnecting industrial units arranged in an L-shaped configuration with an adjoining workshop. The units were originally built in the 1990's of steel portal frame construction with insulated steel cladding beneath an insulated steel roof. The property has been lined with further insulated panels to food hygiene standards.

The accommodation provides a substantial manufacturing and food production plant with a number of associated cold stores, and integral ground and first floor offices and welfare facilities.

There is also a separate temporary storage building within a secure concrete yard and lorry park.

The property also benefits from a water treatment facility and there is a stoned open storage area to the far east of the site. There is expansion land beyond extending to approximately 1.5 ac (0.61 ha).

ACCOMMODATION

Main facility overall	43,000 sq ft	4,000 sq m
Temporary storage building	3,000 sq ft	280 sq m
Total Gross Internal Area	46,000 sq ft	4,280 sq m

CAR PARKING

There is on-site car parking for circa 60 cars and lorry parking for 8 HGVs.



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SERVICES

The majority of the main facility has an ambient temperature of 8-10 degrees Celsius, with a temperature of 3 degrees Celsius in the cold stores. We understand that all mains services are available or connected to the property, including an 850 kva electricity supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority - Herefordshire Council

Tel: 01432 260 386 Email: planning_enquiries@herefordshire.gov.uk

TENURE

The property is available to purchase freehold with vacant possession.

It should be noted that the sale contract will include a restrictive covenant imposed by the vendor against any use of the property in connection with the sale or production of cheese products.

PRICE

Offers in the region of £3.5 million are invited for the freehold interest.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £161,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC is being commissioned and will be available upon request from the agent.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

VIEWING

Strictly by prior appointment with the Andrew Dixon & Co Telford office:

Contact: Nathan Fern Ref: **BNF/3773**

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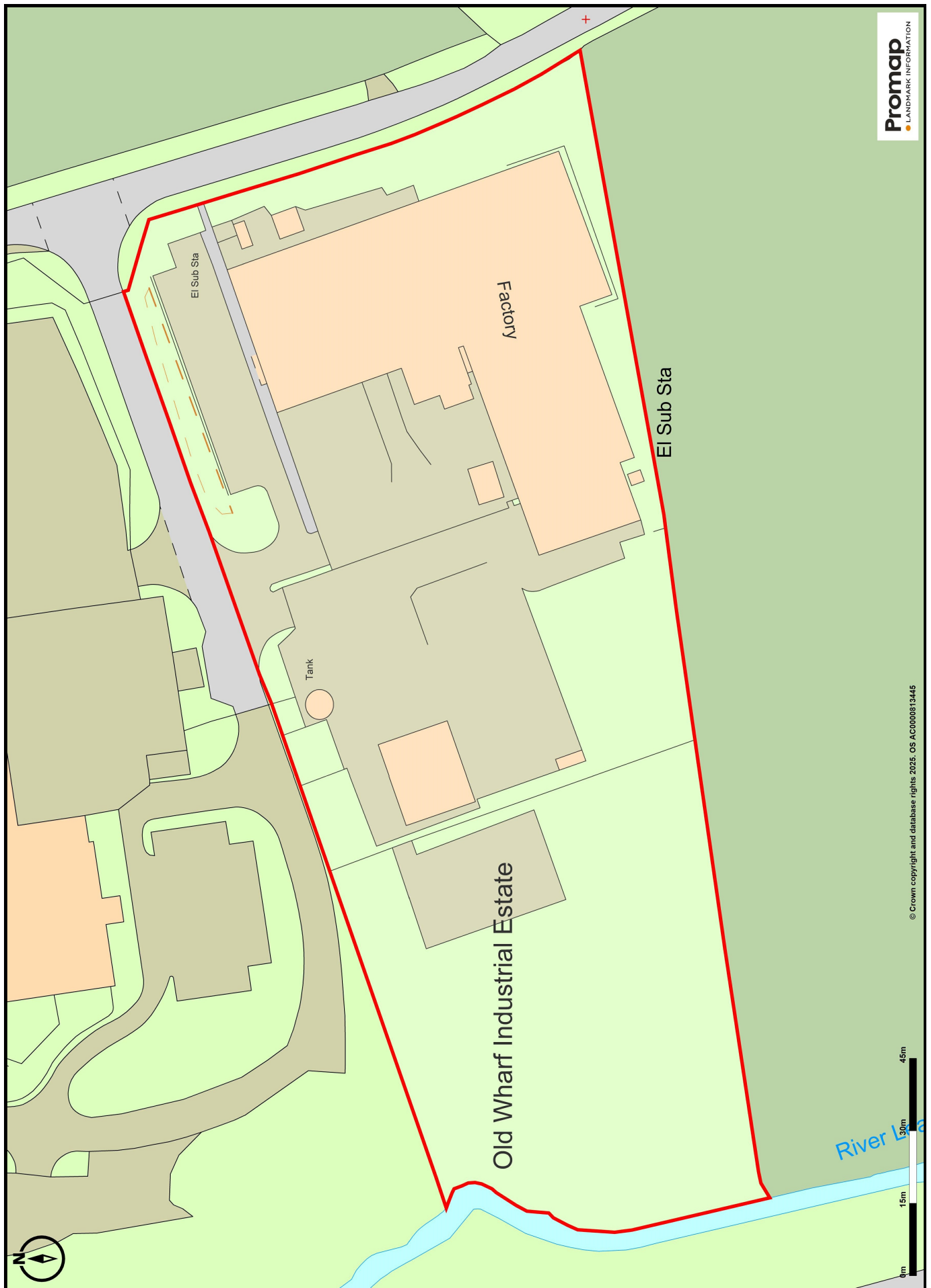
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SITE PLAN



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