



Barns at Hill Farm, TILLINGTON

**Barns suitable for commercial or tourism development Subject to gaining Planning Permission
GENERAL**

A range of traditional and modern undeveloped outbuildings suitable for conversion - subject to gaining the necessary Planning Permission

5 bay timber frame barn	10.5m x 2.8m approx (29.4 sq.m)
South building	8.8m x 2.1m approx (18.5 sq.m)
N building	8m x 2.3m approx (18.4 sq.m)
Portal frame open sided building	8.8m x 4.3m approx (38 sq.m)

1,123 sq ft in total (104.3 sq. m)

Access off the A4110 or A480 8km North West of Hereford

USE

Planning consent has not been applied for.

RENT

£ (Negotiable)

Business Rates. Unrated at present. Refer to Herefordshire Council Rates Section 01432 260 363

Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

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SERVICES

Mains electricity available near by. To be separately installed and metered.

Mains Water available near by. To be separately installed and metered.

Foul Drainage not present.

Developer to pay for all costs of putting in services

ACCESS

A contribution towards maintenance of access

PARKING

Available

VIEWING

Strictly by appointment with Berringtons

We will be extremely interested to discuss your proposal. Please make an appointment with the Head Agent Timothy N Lee, FRICS.

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HEADS OF TERMS

**Barns at Hill Farm, Tillington
SUBJECT TO CONTRACT**

1. **Term**
Up to five years
A joint application to be made to the Courts for the exclusion of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
2. **Rent** Payable monthly in advance by standing order
3. **Plan** Area of letting as shown on attached plan.
4. **Outgoings**
The Lessee to be responsible for all other outgoings including Unified Business Rates, electricity, telephone, water, foul drainage.
5. **Repairs**
The Lessor to be responsible for all structural and external repairs. The Lessee to be responsible for keeping the interior and fixtures and fittings in good, clean and tenantable repair and condition.
6. **Insurances**
The Lessor will insure the premises. The Lessee to be responsible for insurance of all contents. In the event of additional premium being charged by insurers due to the Lessee's activities them this will be charged to the Lessee.
7. **No improvements or alterations** to be carried out without the Lessor's prior written consent and this also applies to signs (siting and design).
8. **Access** and shared car parking as shown on plan. The Lessee to contribute £100.00 per annum towards maintenance of access and car parking.
9. **Assignment and Sub-letting** There shall be no assignment or sub-letting.
10. **Use**
In accordance with the terms of Herefordshire Council

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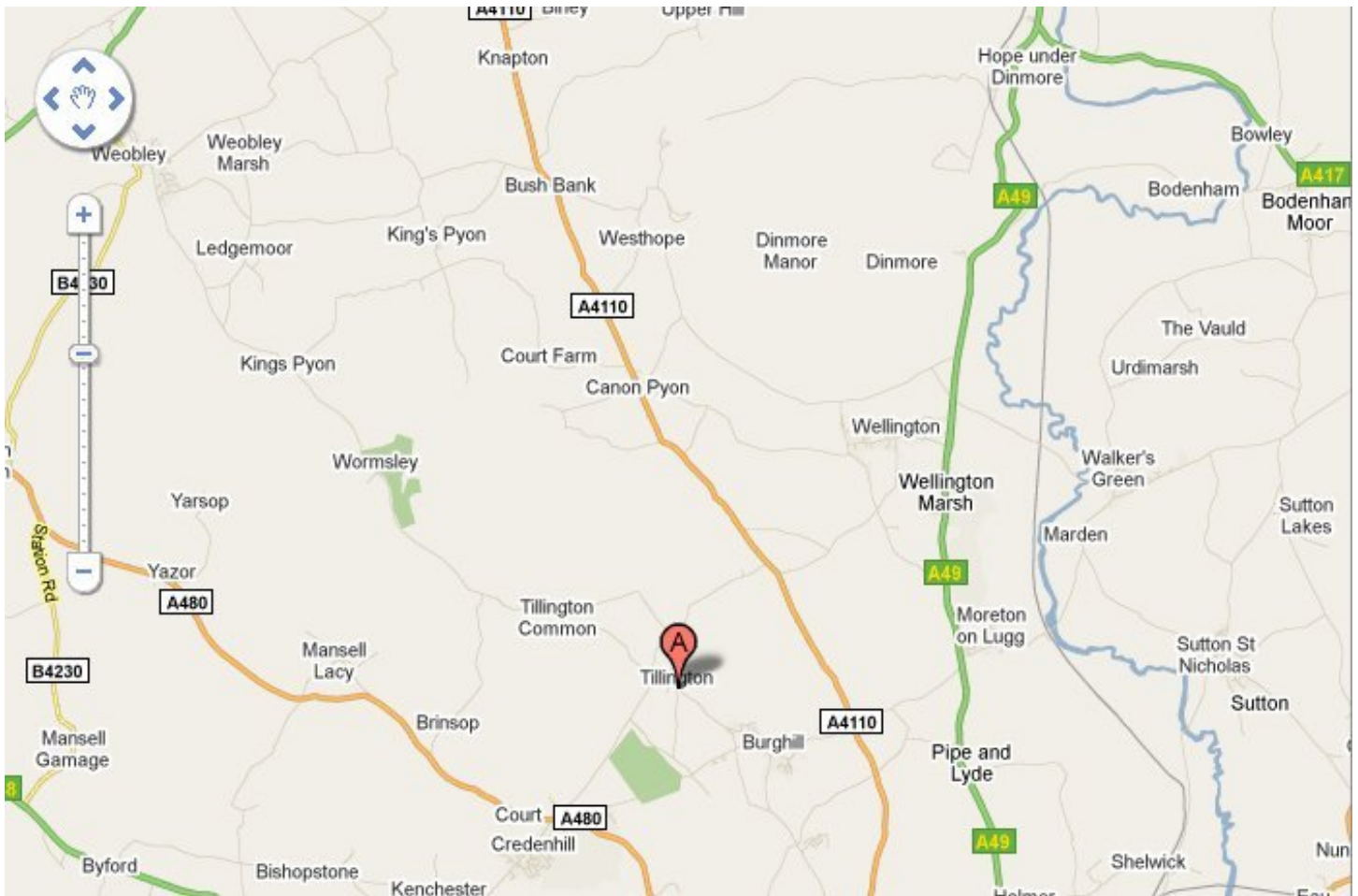
11. **Storage** No outside storage, skips etc
12. **Costs**
Each party to bear their own costs in connection with the preparation and completion of the lease. The lessee to be responsible for the cost of Stamping the agreement and the Lessor for Stamping the counterpart.
13. **Lease** to include other usual terms and conditions.
14. **Rent review**
There will be a rent review at the end of year 3.
15. **VAT**
May be chargeable in addition to the rent.

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Balfours with Berringtons

Property Professionals



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