



3D Impression



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**UNIQUE BUILDING PLOT WITH DETAILED PLANNING PERMISSION AT WESTBURY HOUSE, RYELANDS ROAD, LEOMINSTER, HEREFORDSHIRE, HR6 8NZ**

**Guide Price £135,000**

A building plot with detailed Planning Consent for a generously sized three bedroom contemporary garden-mews house arranged partly over two storeys.

**For sale by Informal Tender  
Tenders Closing at 12 noon on Friday 27<sup>th</sup> November 2020**

**INFORMAL TENDER**

**johnamos**  
& Co

*A Bruton Knowles LLP Company*

01568 610007 johnamos.co.uk

**BK** Bruton Knowles

# Building Plot with Detailed Planning Permission at Westbury House, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

## INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale by Informal Tender this unique building plot having the benefit of detailed Planning Permission for the construction of a contemporary garden-mews house arranged partly over two storeys providing generous 3 bedroomed accommodation. The architect advises a Gross Internal Floor Area of 214 sq.m.

The site lies immediately adjacent to Westbury House and Ryelands Road, to the southwest of the centre of Leominster.

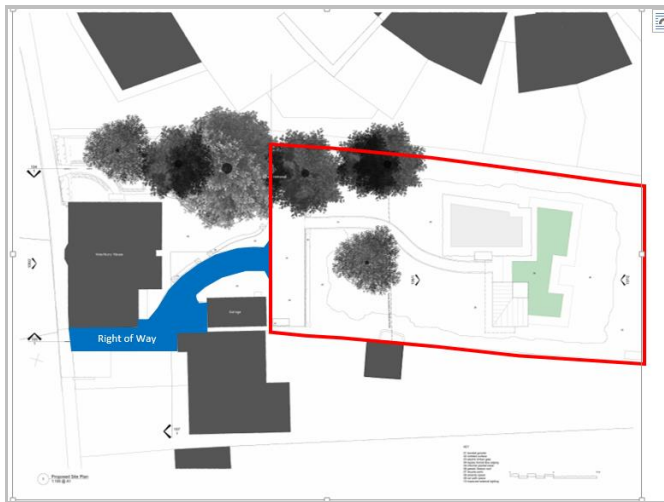
The market town of Leominster has an abundance of amenities including supermarkets, a doctors surgery, train and bus service, professional services, leisure centre plus a range of national stores together with junior and secondary schools.

## SERVICES

It is understood that mains water, electricity, gas and lateral foul sewerage adjacent to the plot are available as well as telephone / Broadband. Purchasers should satisfy themselves as to specific locations.

## THE SITE

The site extends to some 925 sq.m (see disposal plan land edged red).



## RIGHTS

The Vendor will grant a right to construct and make up the driveway in bonded gravel as well as the ancillary cobbled surface and box hedging as consented and will grant a right of way for access purposes (see Disposal plan land coloured blue) together with the right to construct and operate the automatic gate (see drawing 123P(0)103). The Purchaser and its successors thereafter are to maintain the driveway and gate at their cost.

The Vendor will grant rights of connection and use of foul lateral drains as may be necessary subject to the Purchaser and his successors thereafter contributing to the cost of maintaining the same.

## PLANNING

Detailed Planning Consent was granted for the site on the 31<sup>st</sup> July 2019 under Planning application number 181511. Further details of the planning can be viewed

on the Herefordshire planning website or can be emailed to you from our offices in Leominster.

## METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to bid for the site for outright unconditional purchase.

Please also confirm your finance arrangements for purchase when bidding.

Bidders are invited to provide as much information as possible to support their bid and provide clarity to the Vendor enabling a decision to be made.

All offers must be in writing on the attached form clearly stating the proposals as requested and delivered to:-

## Mike Harries LLB (Hons)

John Amos & Co

Lion Court, Broad Street, Leominster, HR6 8LE

Marked clearly "**Tender for Building Plot at Leominster, Herefordshire**". All tenders must be submitted in writing on the attached form by 12 noon on **Friday 27<sup>th</sup> November 2020**.

## MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

## VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.

## TECHNICAL INFORMATION PACK

The Vendor's Agent has prepared a Technical Information Pack and interested parties are invited to view the information and John Amos & Co will provide a Dropbox link for the viewing of all technical information.

## DIRECTIONS

From Worcester Road/A44 take the 2<sup>nd</sup> exit at roundabout. At the next roundabout, continue straight onto Southern Avenue. Turn right onto Hereford Road/B4361. At the roundabout, take the 1<sup>st</sup> exit onto Westbury Street. At the roundabout, take the 1<sup>st</sup> exit into Ryelands Road and the site is on the left side as delineated by the Agent's For Sale sign.

## LEGAL INFORMATION

The successful bidder will be asked to sign a Contract within 30 days of acceptance of the bid.

## SOLICITORS

### Rebecca Mainwaring

Lloyds Cooper, 28 South Street, Leominster, Herefordshire, HR6 8JB

**Telephone:** 01568 613236

**Email:** becci.mainwaring@lloydscooper.co.uk

## JOINT AGENTS

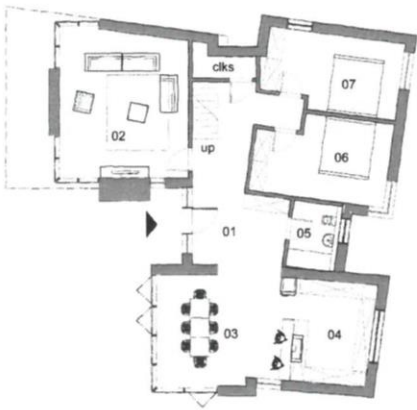
### Jonathan Wright

26 High Street, Leominster, HR6 8LZ

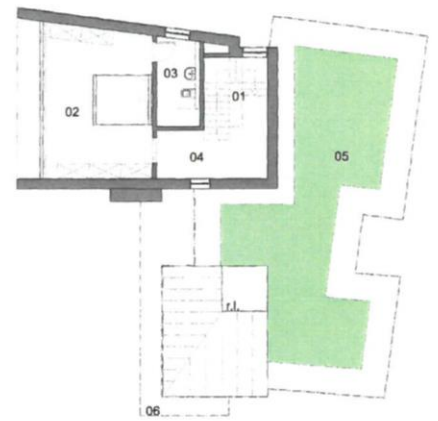
**Telephone:** 01568 616666



# PROPOSED SITE

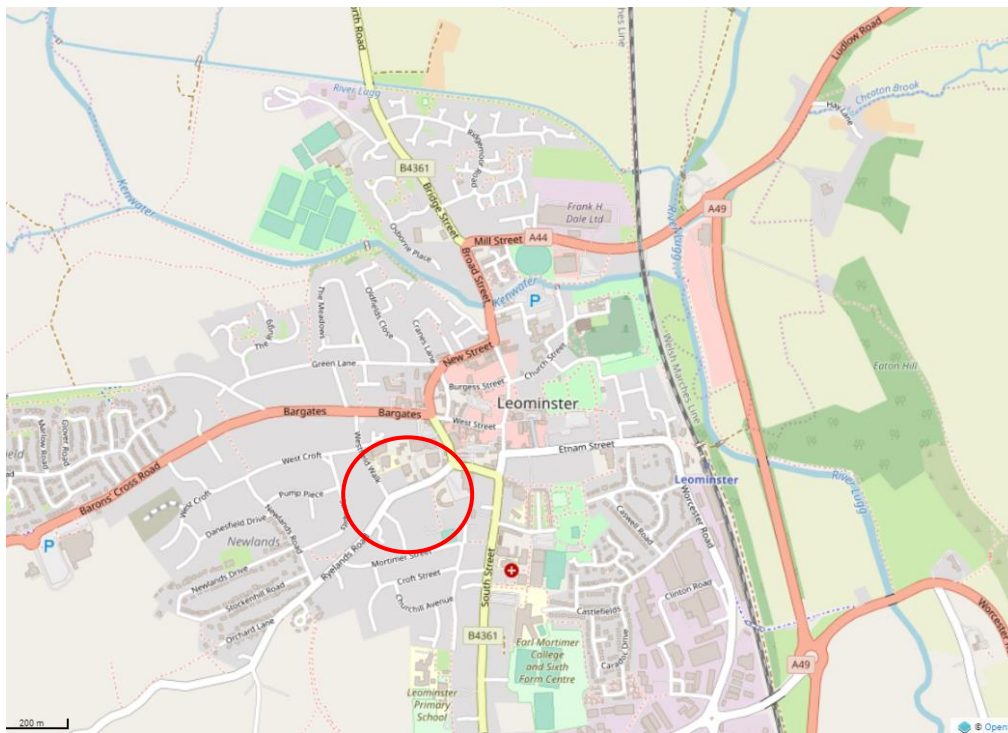


- KEY**
- 01 hallway
  - 02 living room
  - 03 dining
  - 04 kitchen
  - 05 wc cloaks
  - 06 bedroom 2
  - 07 bedroom 3



- KEY**
- 01 landing
  - 02 master bedroom
  - 03 master ensuite
  - 04 dressing
  - 05 Sedum roof
  - 06 sun shade

**SITE LOCATION AND BLOCK PLAN**



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**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared OCTOBER 2020.