



DEVELOPMENT LAND IN PETERCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0RQ

A site with Planning Consent for 10 residential dwellings with no Section 106 charges and no affordable or social housing situated in the Golden Valley in the village of Peterchurch, near Hereford.

Offers Invited at a Guide Price of £550,000

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INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale by Private Treaty this excellent development site in the village of Peterchurch, near Hereford.

Planning Permission has been granted on the site for 10 dwellings comprising of four 4 bedroom houses, four 3 bedroom houses and a pair of two bedroom semi-detached houses.

VILLAGE OF PETERCHURCH

Peterchurch is situated beautifully in the Golden Valley and the site is situated alongside the B4348. The property lies approximately 12 miles due west of the City of Hereford and 10 miles east of the market town of Hay on Wye, famous of the Hay Festival.

The village offers a village store, post office, doctor's surgery, High School, Primary School (OFSTED Outstanding), Public House, Licensed Bistro and Hair and Beauty salon. The Hereford to Brecon bus has regular pick-ups in Peterchurch.

SERVICES

Mains water, electricity and mains foul drainage are all available in the B4348 which runs to the site.

THE SITE

The site is level and fronts onto the B4348 with entrance onto a straight piece of road. Planning for the following house types has been approved.

INDICATIVE HOUSE TYPES / BUILD

| PLOT NO. | HOUSE TYPE | FLOOR AREA APPROX. | | SQ.FT CUMULATIVE |
|--------------|------------|--------------------|-------|------------------|
| | | SQ.M | SQ.FT | |
| 1 & 2 | 2 Bed Semi | 84 | 900 | 1,800 |
| 3, 8, 9 & 10 | 4 Bed Det | 148 | 1,600 | 6,400 |
| 4 & 5 | 3 Bed Det | 111 | 1,200 | 2,400 |
| 6 & 7 | 3 Bed Det | 102 | 1,100 | 2,200 |
| TOTAL | | | | 12,800 |

PLANNING PERMISSION

Outline Planning Permission dated 27th March 2018 with Reference 172543 has been granted for the erection of 10 dwelling houses with all matters except access reserved.

SECTION 106

There is no Section 106 of affordable / social housing on the site.

TECHNICAL INFORMATION AND TITLE

The Agents have prepared a Technical Information pack which is available on request via a Dropbox link containing an indicative layout plan, topographical survey and detailed supporting reports used in the planning application and Title details

The Vendor's Solicitor has secured 'lost Deeds' indemnity insurance which he advises has the effect of providing bridging security pending the automatic upgrade of the current Possessory Title to Absolute Title on 25th March 2021. A title synopsis, a schedule of Deeds and a copy of the Indemnity Policy is contained in the pack.

METHOD OF SALE

Offers are invited based on the price guide of £550,000 and Subject to Contract. If the offer is in any way conditional, please provide clear guidance on the conditionality.

FURTHER INFORMATION

For further information, please contact the Agents:-

Mike Harries LLB (Hons)

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JOINT AGENT

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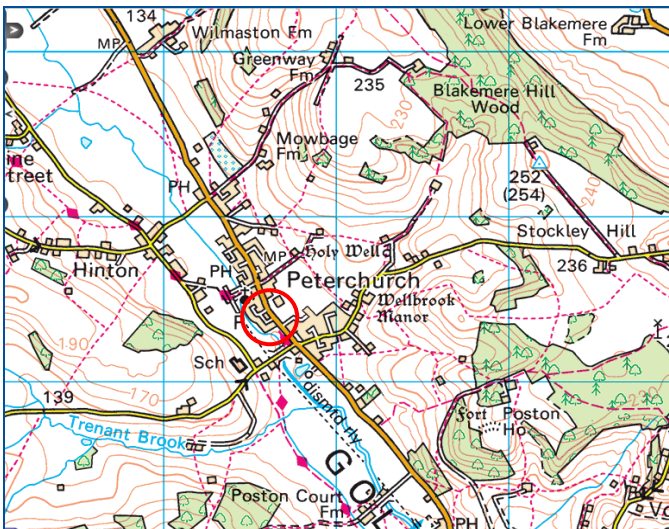
VIEWING

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

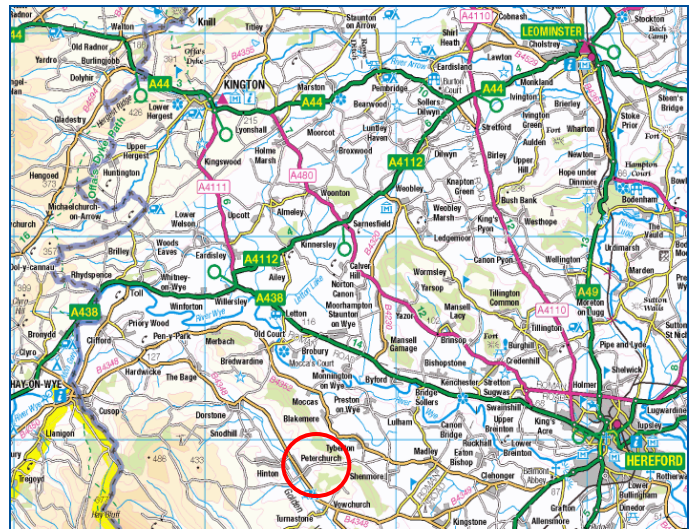
SITE LAYOUT



LOCATION

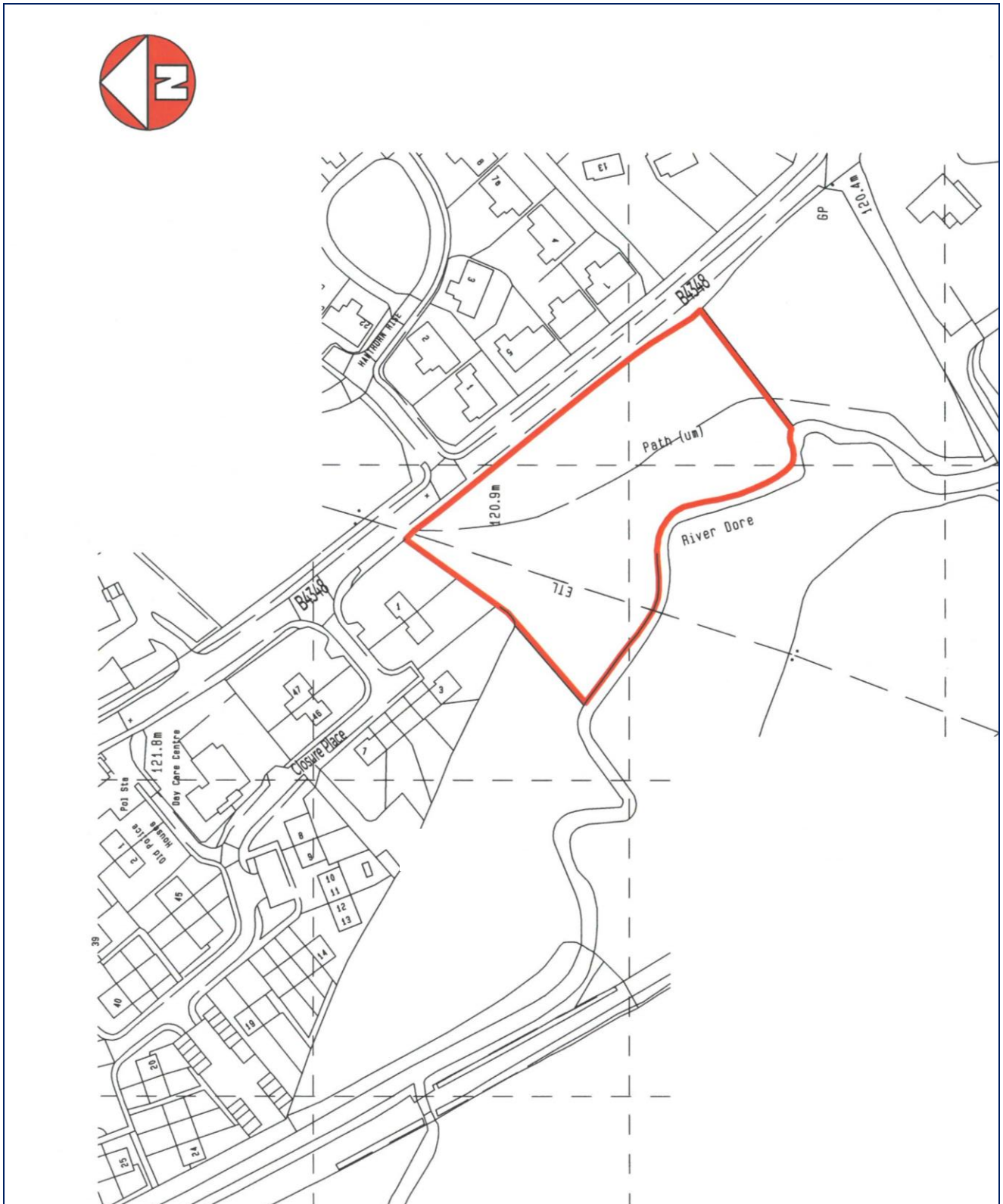


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LOCATION PLAN



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 purchaser(s) must rely on their own enquiries. Details Prepared OCTOBER 2019.



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