

**POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND WEST OF KNIGHTS COURT, BISHOPS FROME, HEREFORDSHIRE, WR6 5AP**

Initial Expression of Interest by Private Treaty

The site comprising of 6.40 acres (2.60 hectares) immediately adjoining the built-up area of the village of Bishops Frome.

Initial Expressions of Interest are invited subject to Planning Permission

johnamos
& Co

A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk

BK Bruton Knowles

INTRODUCTION

John Amos & Co are delighted to have been asked by the Owners to invite Expressions of Interest for this block of land immediately adjacent to the village of Bishops Frome in east Herefordshire.

LOCATION

The village of Bishops Frome lies approximately 11 miles northeast of the City of Hereford, 8 miles west of Malvern, 4 miles south of Bromyard and 18 miles of Worcester. The village has the benefit of two public inns, The Green Dragon and The Chase Inn, a large village hall, village community shop and nearby the Hop Pocket shopping village and Hop Pocket garden centre, both just outside of the village.

THE SITE

The site comprises of 6.4 acres of relatively level farmland as shown on the attached location plan and has the built up area of the village bounding two sides of the field with direct access through to the centre of the village from the site together with a secondary access out onto the B4214 (please note that the Landowner owns the remainder of the field to the south of the proposed site).

PLANNING

The site lies adjacent to the built up village of Bishops Frome and is listed as being within the Ledbury Housing Market Area and identified for a proportionate housing development under Policy RA2 (Core Strategy) where new housing will be supported within or adjacent to the main build of the area. On 20th April 2018, the NDP was made for the village. This NDP currently excludes the site by the position of a settlement boundary.

The Herefordshire Five Year Housing Land Supply Statement on the 1st April 2020 showed 3.69 years available. The village NDP makes no housing allocations and relies on windfall development within the settlement boundary.

A Planning Statement with full information on the site has been commissioned by the Vendor's and produced by MHCE and is attached to these particulars.

INITIAL EXPRESSIONS OF INTEREST

The Landowners are interested in entering into an agreement under an Option Agreement, Promotion Agreement or Conditional Contract or any other reasonable proposal. Interested parties are invited to submit their initial interest in the site expressing their preferred method of agreement and setting out timescales, indicative values and background to support the proposer's ability to deliver this site.

For initial discussions on the site, please speak to the Agent, John Amos FRICS FAAV.

AGENTS

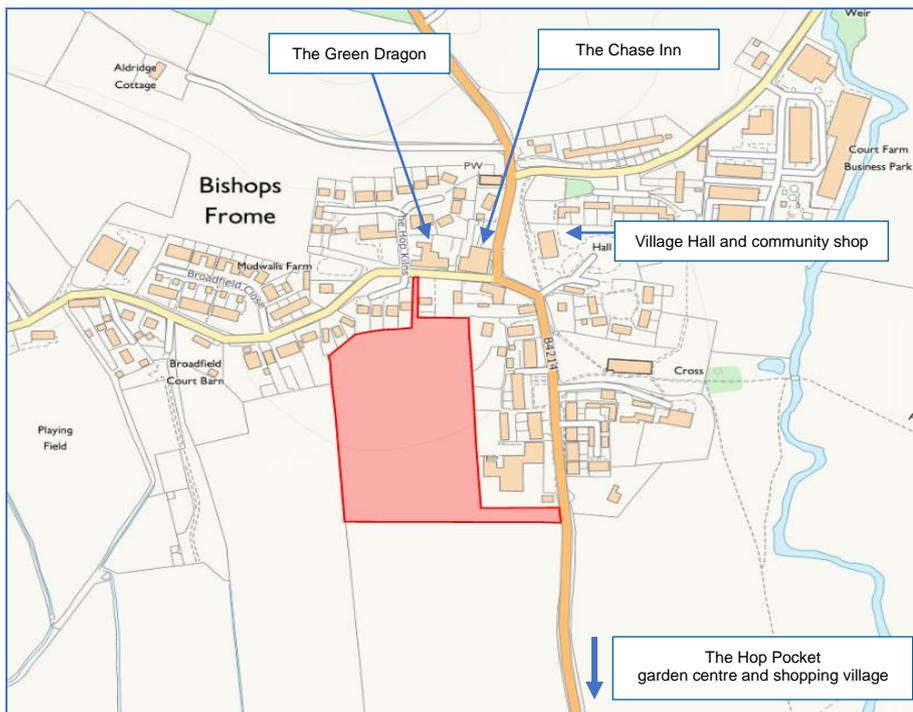
Mr John Amos FRICS FAAV

John Amos & Co,
Lion Court
Broad Street
Leominster
HR6 8LE

Mob: 07813 601424

Tel: 01568 610007

Email: john@johnamos.co.uk



VIEWING

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

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 MARCH 2021.