

RESIDENTIAL DEVELOPMENT AT THE HUMBERS, SHOBDON, HEREFORDSHIRE, HR6 9NQ

Guide Price £600,000

An exciting rare opportunity to acquire a single development site with detailed Planning Permission for 10 dwellings with independent drainage system agreed in principle.

For sale by Informal Tender
Tenders Closing at 12 noon on Friday 5th March 2021.

INFORMAL TENDER

johnamos
 & Co
 A Bruton Knowles LLP Company

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BK Bruton Knowles

INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale a development site with Planning Permission for 10 dwellings situated in the popular rural village of Shobdon, Herefordshire.

The planning permission was received under Application No. 183192 and dated 17th December 2020.

Shobdon is an extremely attractive village with a village shop, post office, public house, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found. The City of Hereford is approximately 18 miles away and offers extensive facilities and a wide range of national and chain stores.

The site will be accessed from the Presteigne Road (B43662) and opens up into a well-spaced out development offering:-

- 3 x 4 bed – 2 storey houses
- 2 x 3 bed bungalows
- 3 x 3 bed – 2 storey houses
- 2 x 2 bed / home office – 2 storey houses

Accommodation schedule (detailed)

Plot	Bedrooms	GIA (ex. Garage)
Plot 1	3 bed detached	94 m ²
Plot 2	3 bed detached	94 m ²
Plot 3	3 bed bungalow	106 m ²
Plot 4	4 bed detached	161 m ²
Plot 5	4 bed detached	161 m ²
Plot 6	4 bed detached	161 m ²
Plot 7	3 bed bungalow	106 m ²
Plot 8	3 bed detached	94 m ²
Plot 9	2 bed/home office linked	94 m ²
Plot 10	2 bed/home office linked	94 m ²

TECHNICAL INFORMATION PACK

The Vendor has assembled detailed information. For full details, interested parties are invited to view the full technical information and a Dropbox link will be supplied on request.

THE SITE

The site comprises some 2.20 acres / 0.89 hectares excluding the Drainage Mound Infrastructure area and is edged red on the plan enclosed in the particulars.

PLANNING

Full Planning Permission was granted by Herefordshire Council under Application No. 183192 and was approved on the 17th December 2020.

There are no S106 costs or affordable home obligations attributable to the site.

RESERVATION OF RIGHTS / EASEMENTS

The Contract of Sale and transfer will reserve inter-alia rights laying, connection to and use of new services and drainage for the benefit of the retained land.

ACCESS AND ROAD

The Vendor will retain a full right of way for all purposes along the land shaded blue and the Purchaser will be required to build the road to an adoptable standard and any future development to the rear to be accessed through this.

SERVICES

Mains gas is available.

DRAINAGE MOUND INFRASTRUCTURE

The Vendor will grant an easement for the construction and use of the drainage mound in the approximate area cross hatched green subject to appropriate and agreeable long-term maintenance and management arrangements in place. Exact area to be minimised and subject to Environment Agency permit

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:-

John Amos FRICS FAAV

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

Marked clearly “**Tender for Residential Development at The Humbers, Herefordshire**”. All tenders must be submitted in writing on the attached form by 12 noon on **Friday 5th March 2021**.

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.

LEGAL INFORMATION

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

AGENT

John Amos FRICS FAAV

John Amos & Co
Lion Court
Broad Street
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SOLICITORS

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DIRECTIONS

From Leominster turn right for Kingsland on the B4360, left at Mortimers Cross onto the B4362 and then as you leave the village of Shobdon it is on the right-hand side as delineated by the Agent's For Sale sign.

HOUSE TYPES

Detached 4 bed – 161 m² – Plot 4



Detached 3 bed – 94 m² – Plot 2



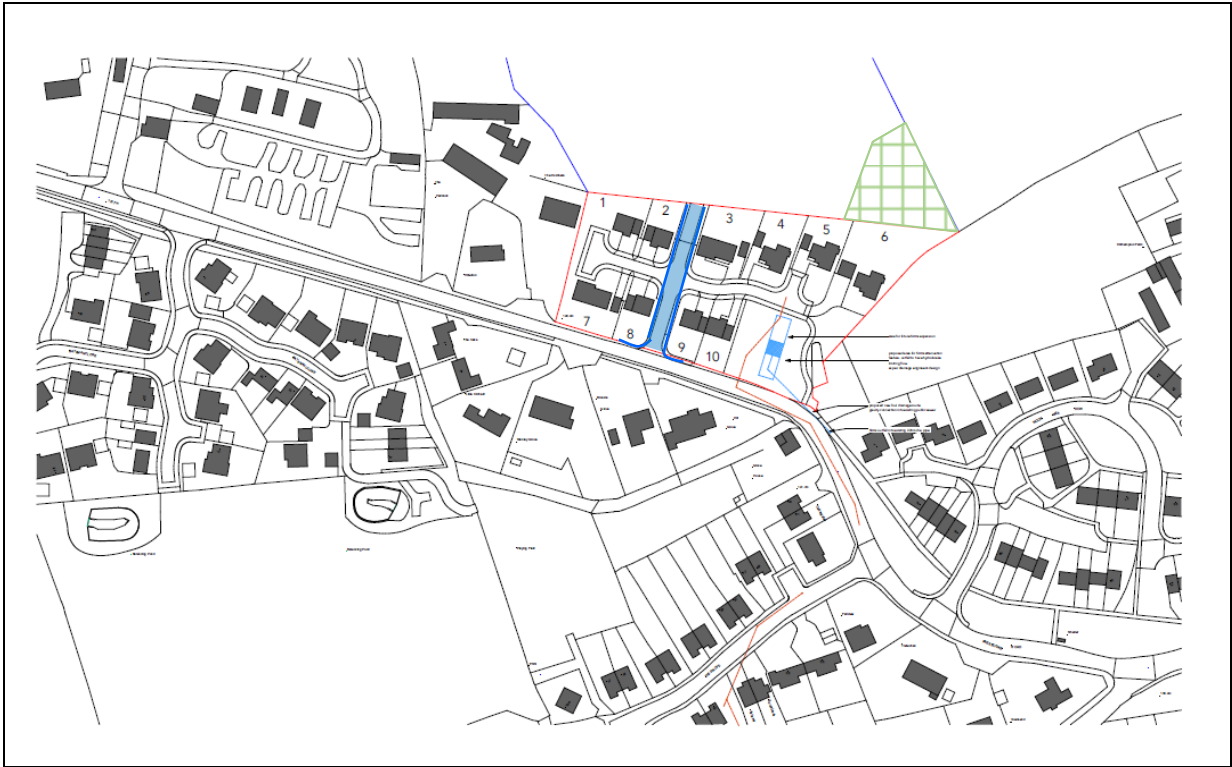
Detached 3 bed bungalow – 106 m² – Plot 3



Inter-linked 2 bed / home office – 94 m² – Plot 9



SITE LOCATION AND BLOCK 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 purchasers(s) must rely on their own enquiries. Details Prepared JANUARY 2021.