

Exert from Pembridge Policies Map

**Land adjacent to The Old Oak House, East Street, Pembridge, HR6 9HA**

**INFORMAL TENDER**

**Guide Price £200,000**

**A site for potential development which extends to 0.5 acre.**

**FOR SALE BY INFORMAL TENDER WITH TENDERS CLOSING AT 12 NOON THURSDAY 26<sup>TH</sup> AUGUST 2021**

**johnamos & Co**

*A Bruton Knowles LLP Company*

01568 610007 [johnamos.co.uk](http://johnamos.co.uk)

**BK Bruton Knowles**

## Land adjacent to The Old Oak House, East Street, Pembridge, HR6 9HA

Approximately 0.5 acre zone for housing in the current Village Neighbourhood Plan

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### INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Informal Tender approximately 0.5 acre of level garden land in the village of Pembridge, Herefordshire. This offers a superb opportunity for a small development within the historic black and white village of Pembridge. The site does not currently have full planning consent but is listed as a proposed housing site within the Pembridge Village Policies Map from December 2018 within the Herefordshire Council's Planning Policies.

### LOCATION

The site is conveniently located just off East Street with a shared driveway running through to the site within the village boundary of Pembridge within easy walking distance to the village amenities and a short drive to the market towns of Leominster and Kington and a little further to the City of Hereford.

### AMENITIES

Pembridge is an historic black and white village on the Herefordshire Black and White trail, offers two excellent Public Houses, restaurant, café, shop, church, primary school, village hall and slightly further field offers shopping in the market towns of Leominster and Kington and a full range of services, shops, restaurants and train link in the City of Hereford.

### DESCRIPTION

The 0.5 acre of land is flat, level land to the rear of The Old Oak House and has a good hardcored access out onto East Street with mains water, sewerage and electricity all available adjacent to the road.

The driveway is owned by the plots with the right of way to the surgery and The Old Oak House which is also for sale for conversion on the same date.

A 3 metre woodland walk has been reserved for the private use of The Old Oak House, the former doctors surgery and plot to the rear of The Old Oak House which leads out onto the village amenity known as The Millennium Meadow – this is not a public right of way (edged green on proposed site layout).

### PLANNING

The land does not currently have any planning consent but it is shown on the Pembridge Village Policies Map December 2018 as available for residential development. Further details available

from the Herefordshire County Council's website, [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk).

### TENURE

The property is sold Freehold.

### SERVICES

Mains water, mains electricity, mains drainage and we understand mains gas is available on East Street.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

### METHOD OF SALE

The site will be offered for sale by Informal Tender with tenders closing at 12 noon on **Friday 26<sup>th</sup> August 2021** (unless previously sold).

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

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

Marked clearly "**Tender for Land adjacent to The Old Oak House, East Street, Pembridge, HR6 9HA**".

The Tender document is available and it is the preference of the Vendors that the property is sold unconditionally with an exchange of Contracts envisaged within six weeks of acceptance of the offer.

Conditional Contracts may be considered but all bidders are asked to provide as much detail as possible with their bid setting out any timescales, proof of funding, identification and any other background information that might support the bid.

Offers would be considered for both properties as a single bid.

It is the preference of the Vendors to sell unconditionally if possible.

## 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

By prior appointment only, please contact John Amos & Co on 01568 610007.

## DIRECTIONS

From Leominster, take the A44 west towards Kington and as you approach into the village of Pembridge, just past the traffic calming area, the property is on the right hand side with the drive adjacent to the former doctor's surgery. Please park in the driveway adjacent to the surgery if it is vacant and there is a gate through to the site.

## ADDITIONAL LOT

Please note that on the same day, Tenders will also close for the former doctor's surgery which had planning consent granted in 2015 for conversion from the former doctor's surgery into a four bedroom house. This planning has lapsed but the site which also has a former car park giving a good area for a future garden all stands within the Neighbourhood Plan as suitable for development (edged red on proposed site layout).

## AGENTS

**John Amos FRICS FAAV**

John Amos & Co

Lion Court

Broad Street

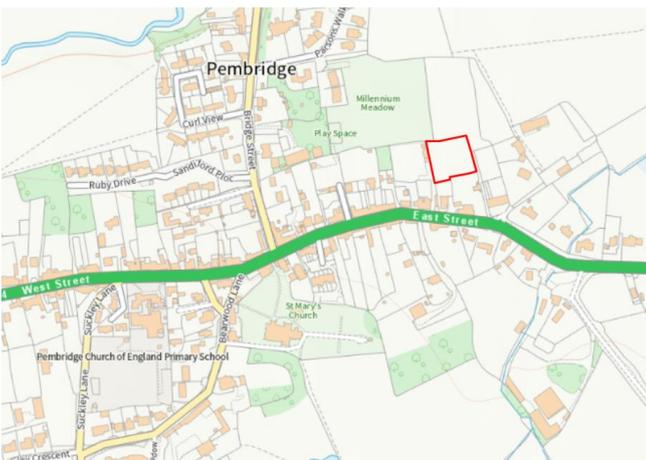
Leominster HR6 8LE

**Tel: 01568 610007**

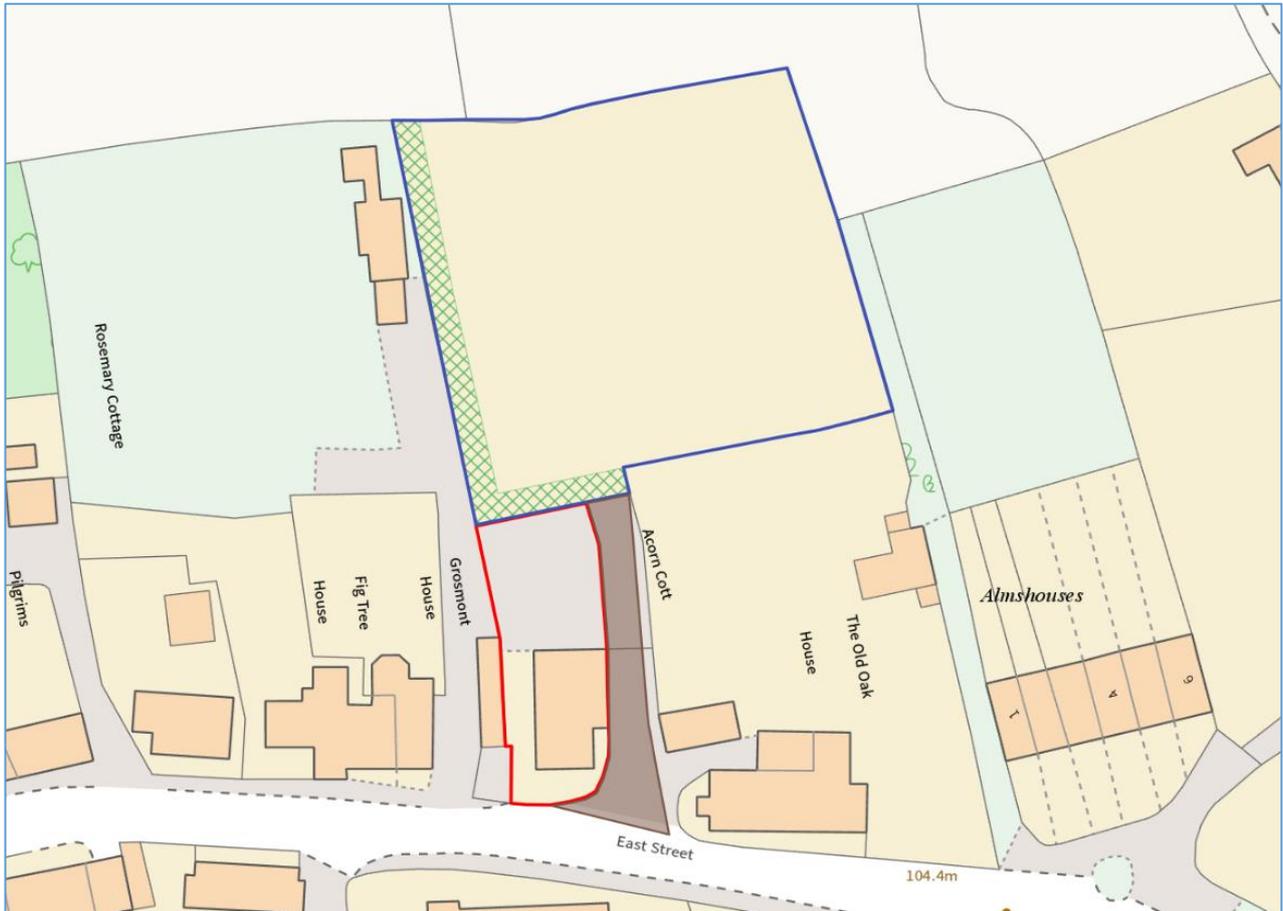
**Mob: 07813 601424**

**Email: [john@johnamos.co.uk](mailto:john@johnamos.co.uk)**

## LOCATION PLANS



# PROPOSED SITE LAYOUT



## ADDITIONAL LOT

Guide Price £200,000



**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. JULY 2021