

DEVELOPMENT LAND SOUTH OF CHURCH HOUSE, KINNERTON, PRESTEIGNE, POWYS, LD8 2PE

Guide Price £250,000

A site with detailed Planning Consent for four detached dwellings comprising of two, four bedroom and two, three bedrooms.

For sale by Private Treaty – Offers Invited based on the Guide Price

johnamos
& Co

01568 610007

johnamos.co.uk

Development Land South of Church House, Kinnerton, Presteigne, Powys, LD8 2PE

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this site at Kinnerton which has Planning Consent for four detached dwellings in a spacious and attractive paddock offering good road access into the village.

The market town of Kington lies approximately 5 miles east along the A44 and offers shops, supermarkets, restaurants, public houses, golf course, leisure centres, primary and secondary school and professional services.

SERVICES

Mains water, mains electricity, private drainage onsite (to be constructed).

THE SITE

The site is relatively level and has been in pasture for a number of years giving an easy working site and has detailed Planning Consent for four detached dwellings being of two, three bedroom and two, four bedroom, all with integral garages as shown on the attached plans.

PLANNING

Outline Planning for four dwellings has been granted by Powys Council on P/2010/0967. A three year extension has been granted dated 25th April 2016 extending to 24th April 2019. Copies can be inspected on Powys' website, John Amos & Co's website or postal upon request.

ACCESS

The site has planning for a new access road off the quiet lane within the village with the construction of a two metre service strip to the front and the hedge to be moved to a new position.

PROPOSED LAYOUTS

The attached plans within these particulars show the proposed layouts of the two types of property to be constructed and a full set of plans can be emailed upon request.

METHOD OF SALE

The land is to be offered for sale by Private Treaty with offers invited.

For any enquiries of a legal nature, please contact the Solicitors, please see details below.

VIEWING

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

FURTHER INFORMATION

For further details, please contact the Agent, John Amos FRICS FAAV on **01568 610007 / 07813 601424** or email john@johnamos.co.uk

SOLICITORS

Carolyn Theobald

Gabbs
1-2 Chancery Lane
Hay-on-Wye
HR3 5DJ

Tel: 01497 820312
Email: ctheobald@gabbs.biz

DIRECTIONS

From Kington take the A44 north and turn right signposted for Kinnerton. When you enter the village, the site is just to the south of St. Mary's Church, Kinnerton and Corner House and about 100 yards south of the T-junction from the New Radnor to Evenjobb road where that turns to the Four Stones and A44 road.

PROPOSED LAYOUTS

PLOTS 1 AND 2 – 156m² (1,685 sq.ft) (175.8m² with garage included) (gross internal floor area)



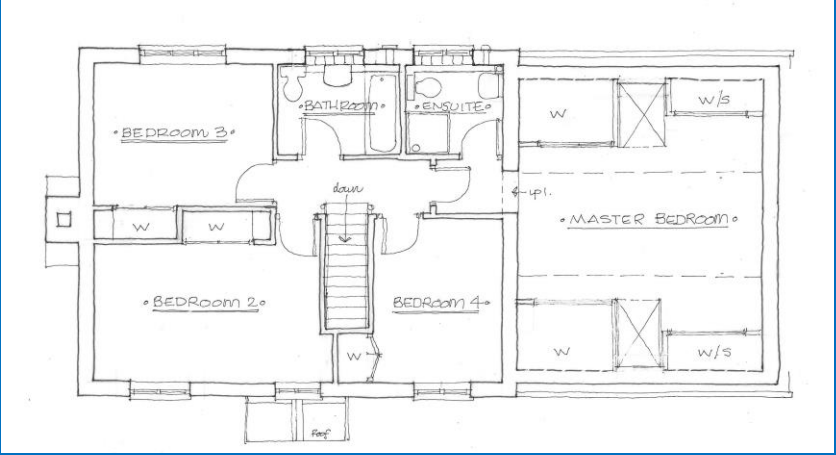
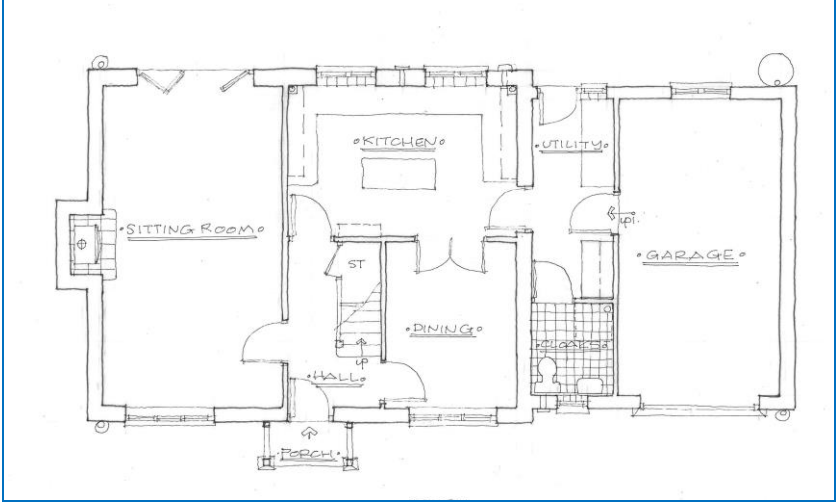
* GABLE ELEVATION *

* REAR ELEVATION *

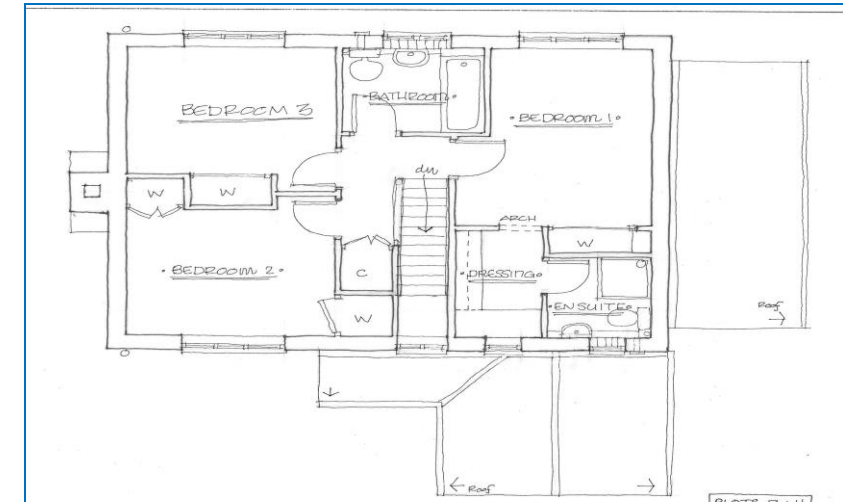
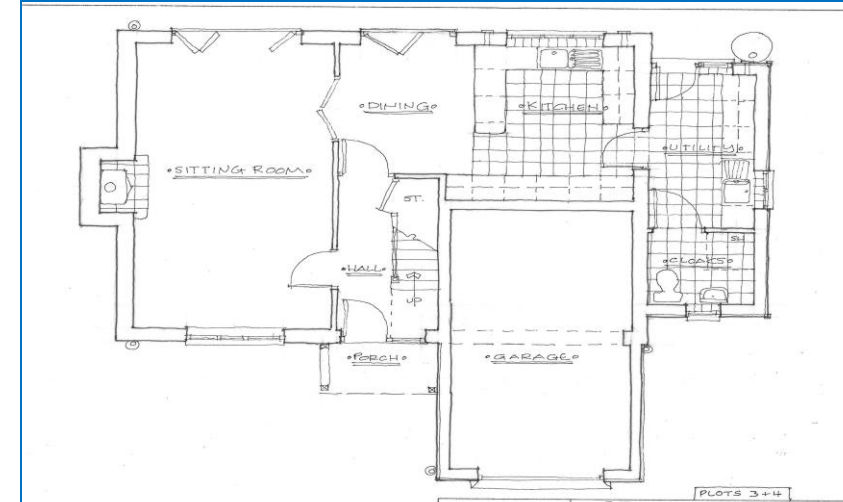


* ACCESS ELEVATION *

* GARAGE GABLE ELEVATION *



PLOTS 3 AND 4 – 123.24m² (1,326 sq.ft) (143.65m² with garage included (gross internal floor area))



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 SEPTEMBER 2016.



01568 610007

Lion Court, Broad Street, Leominster, HR6 8LE

johnamos.co.uk