

DEVELOPMENT LAND AT BRIMFIELD, NR. LUDLOW, SHROPSHIRE, SY8 4ND

Guide Price £250,000

A site with detailed planning consent for four detached residential dwellings to the southern edge of the village of Brimfield, near Ludlow.

Offers Invited

johnamos
& Co

01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site at Brimfield which has detailed planning consent to construct four detached houses in a good size plot on the edge of the village of Brimfield.

Brimfield is located within the County of Herefordshire and midway between Leominster and Ludlow adjacent to the A49.

Brimfield has good road access north and south on the A49 to Ludlow and Leominster respectively and east on the A456 to Birmingham and the motorway.

Brimfield village offers local pub and restaurant at the Roebuck Inn together with a village hall and shop.

SERVICES

Mains electricity connected to the site. Mains sewerage, mains water and mains gas all available in the road nearby.



THE SITE

The site is a level field which backs onto the A49 and is approached along a quiet side road and has a stone entrance into the site.

PLANNING

Planning Permission was granted on the 4th June 2014, Planning Ref: P140273/F granted by Herefordshire District Council. A set of all the drawings can either be downloaded from the planning website, our own website at John Amos & Co or can be posted to you by request.

There are no S106 costs attributable to the site. Written confirmation confirming that work has started and the planning is active. Copy available from Agents.

ACCESS

The site is accessed from a Council Highway off a quiet side road and has good vehicular access and a stone track along the front of the houses has already been installed.

METHOD OF SALE

For sale by Private Treaty.

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

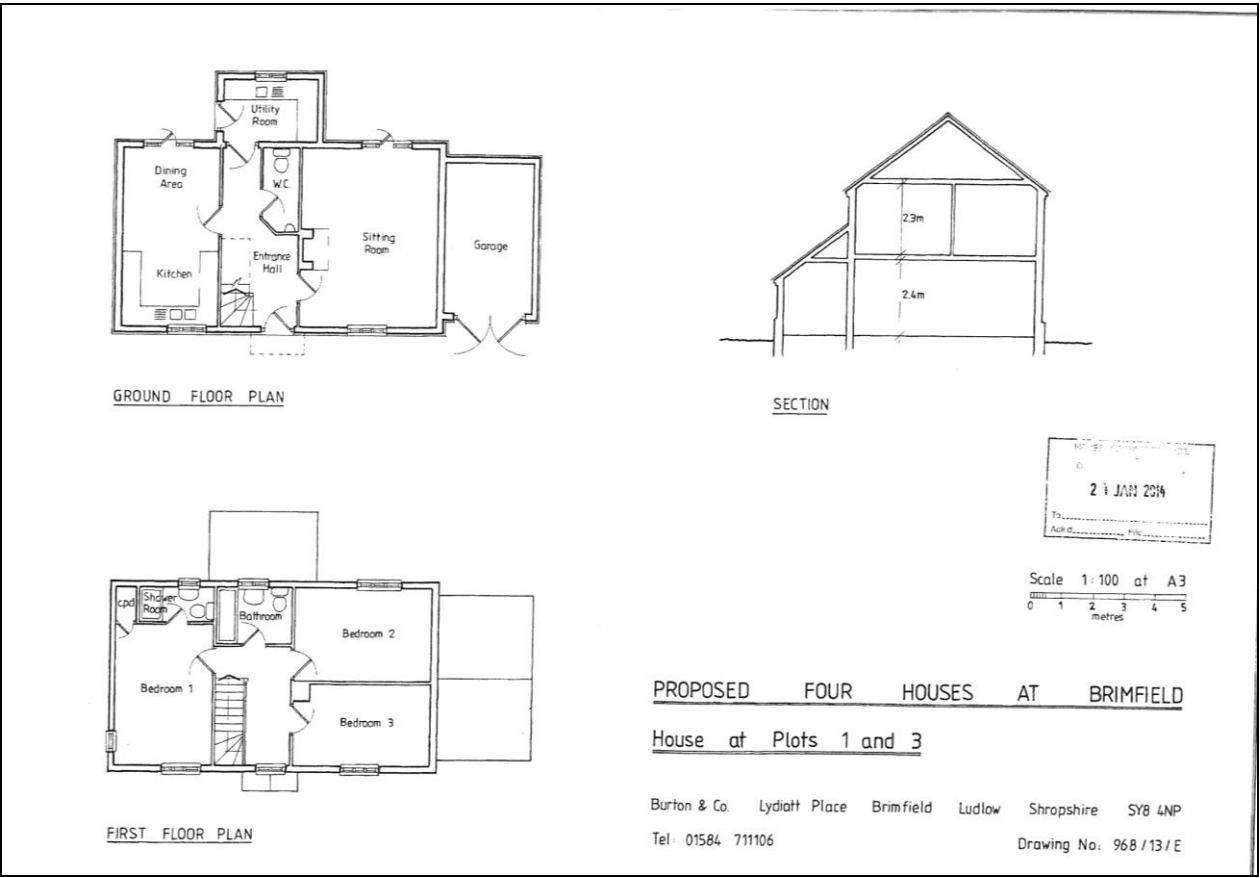
DIRECTIONS

From Leominster, turn right into Brimfield, the lane is on the left just before the main village centre as indicated by the Agent's For Sale board.

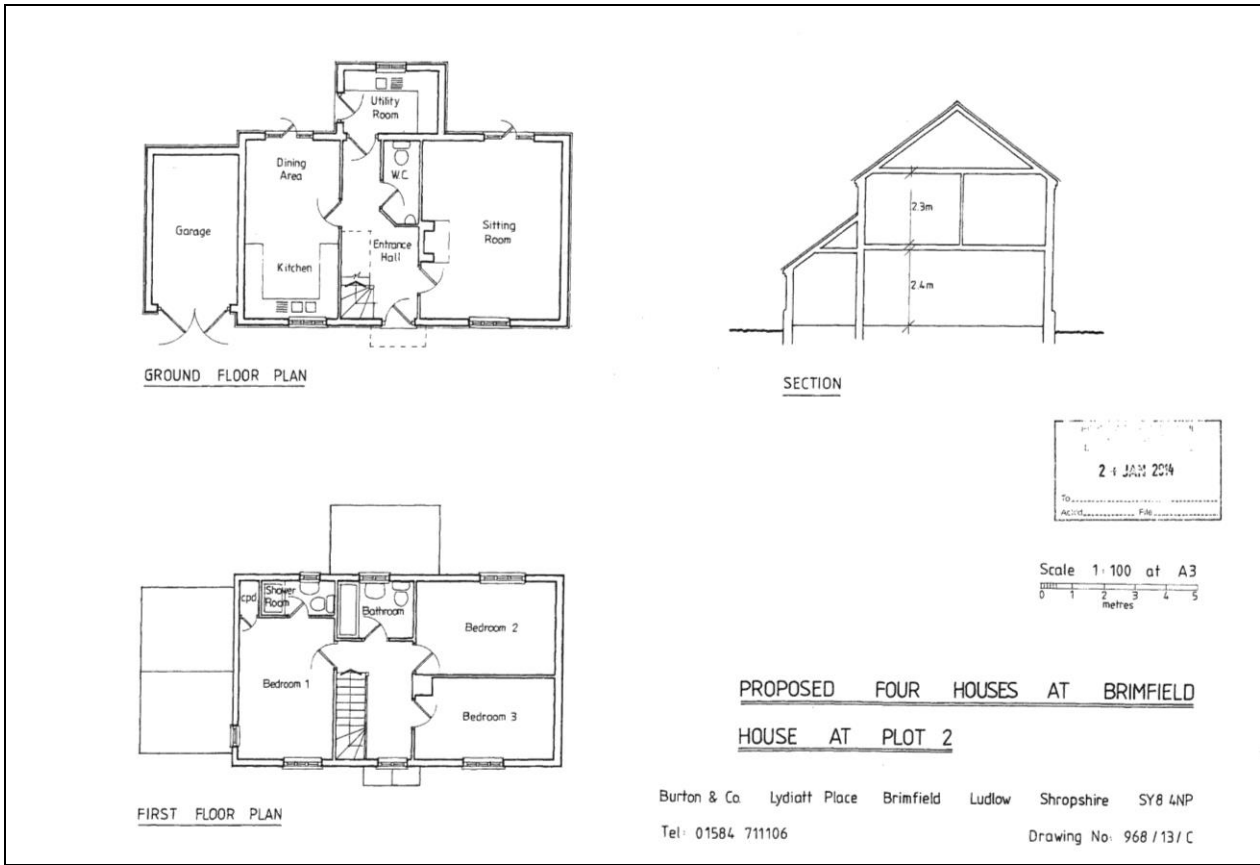


PROPOSED LAYOUTS

PLOTS 1 AND 3



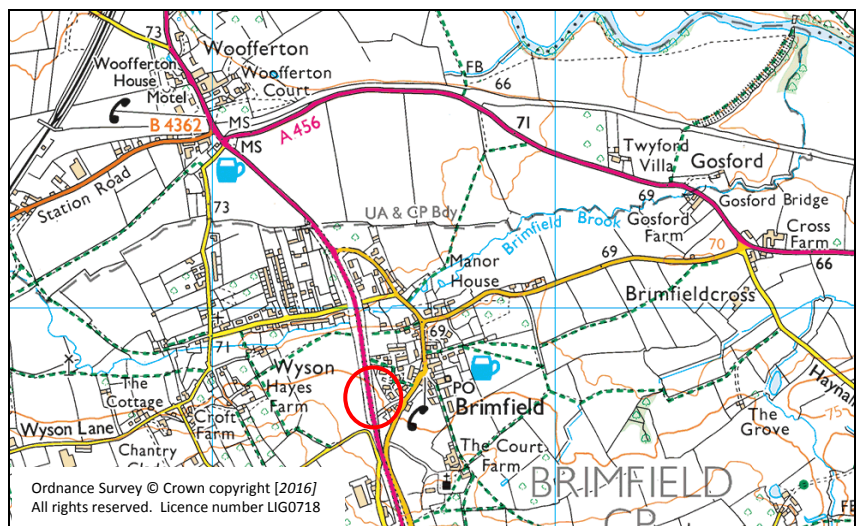
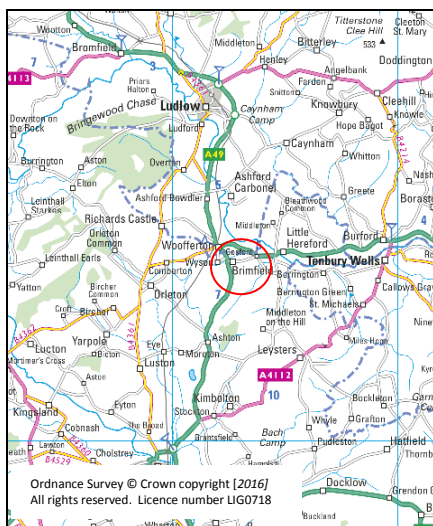
PLOT 2



PLOT 4



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 purchasers(s) must rely on their own enquiries. Details Prepared MARCH 2016.



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