

DEVELOPMENT SITE AT CASTLE ROAD, RICHARDS CASTLE, LUDLOW, SHROPSHIRE, SY8 4EW

Guide Price £300,000

A site with Outline Planning Consent for four detached dwellings in a beautiful rural location on the edge of the village of Richards Castle situated in the village of Herefordshire but immediately adjacent to the Shropshire border.

**For sale by Informal Tender
Tenders Closing at 12 noon on Friday 28th October 2016**

johnamos
& Co

01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this exceptional rural site with Outline Planning Consent for four detached dwellings on a good size plot in the popular village of Richards Castle.

Planning Permission has been granted for the site, Planning Application No. 152296 by Herefordshire Council approved on the 14th April 2016.

Richards Castle is a well known local village with a public house, two churches and a village hall and lies partly in Herefordshire and partly in Shropshire with the site being in Herefordshire but immediately on the border.

The renowned market town of Ludlow lies approximately 3 miles north with easy access and offers a good range of shops, markets, supermarkets, famous restaurants, public houses, train station, Ludlow Castle and a wide range of national and international events throughout the year.

SERVICES

Mains electricity, mains water and mains sewerage are all adjacent to the site.

THE SITE

The site measures an area of 1.35 acres (0.55 ha) and has an Outline Consent for development, subject to approval of Reserved Matters.

The site currently does not have an entrance onto the Castle Road but an indicative entrance is shown on the Outline Planning Consent and the site is relatively level with excellent views across the rural landscape to the rear of the site.

There is a piped underground drain running from the northerly tip of the site (adjoining Spout House) which enters a road approximately where the proposed entrance is shown and the main sewerage cuts across the corner of the site to the south as marked.

The piped drain to the west of the site is a private drain taking water off the adjacent field belonging to the owners of the site and the owners are amenable to the pipe being moved by the developer, subject to consent.

PLANNING

Planning Permission was granted on the 14th April 2016, subject to Reserved Matters being approved within twelve months and then a further two years to commence the build. The consent can be viewed on the Herefordshire Council website under Planning Application No. 152296 or on our own website at John Amos & Co or could be posted to you upon request.

There are no Section 106 costs attributable to this site, nor social housing requirement.

ACCESS

The site does not have a current access gate onto the road but the suggested new entrance is shown on the Planning Consent plan. There is a ditch taking drainage water along the roadside and this will need to be piped for the crossing.

METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to complete the Informal Tender form attached herewith. The sellers will consider both conditional and unconditional bids but if your bid is conditional, please provide clear guidance with a simple letter setting out your intentions for the site and timescales for dealing with Reserved Matters to ensure that the Planning Permission remains in place. If your bid is subject to finance or any conditions, please state these on the back page. All offers must be in writing on the attached form and with any conditions clearly stated and delivered to:

John Amos FRICS FAAV

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

Marked clearly "**Tender for Development Site at Castle Road, Richards Castle**"

All tenders must be submitted in writing on the attached form by 12 noon on Friday 28th October 2016.

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

LEGAL INFORMATION

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

SOLICITORS

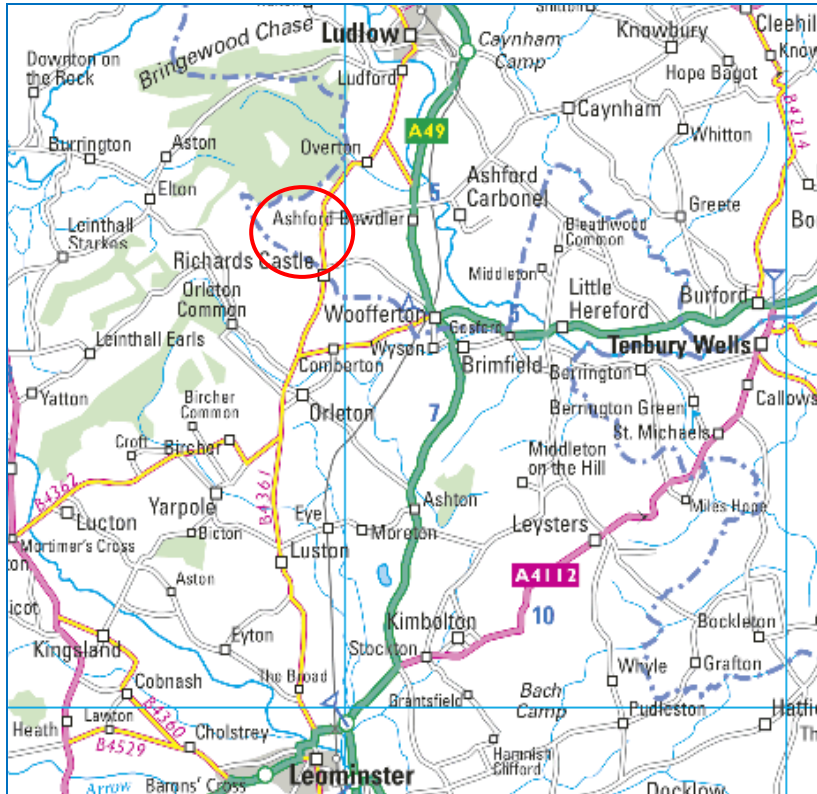
John Thacker
Gabbs Solicitors
26a Broad Street
Leominster
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Tel: **01568 616333**
Email: jthacker@gabbs.biz

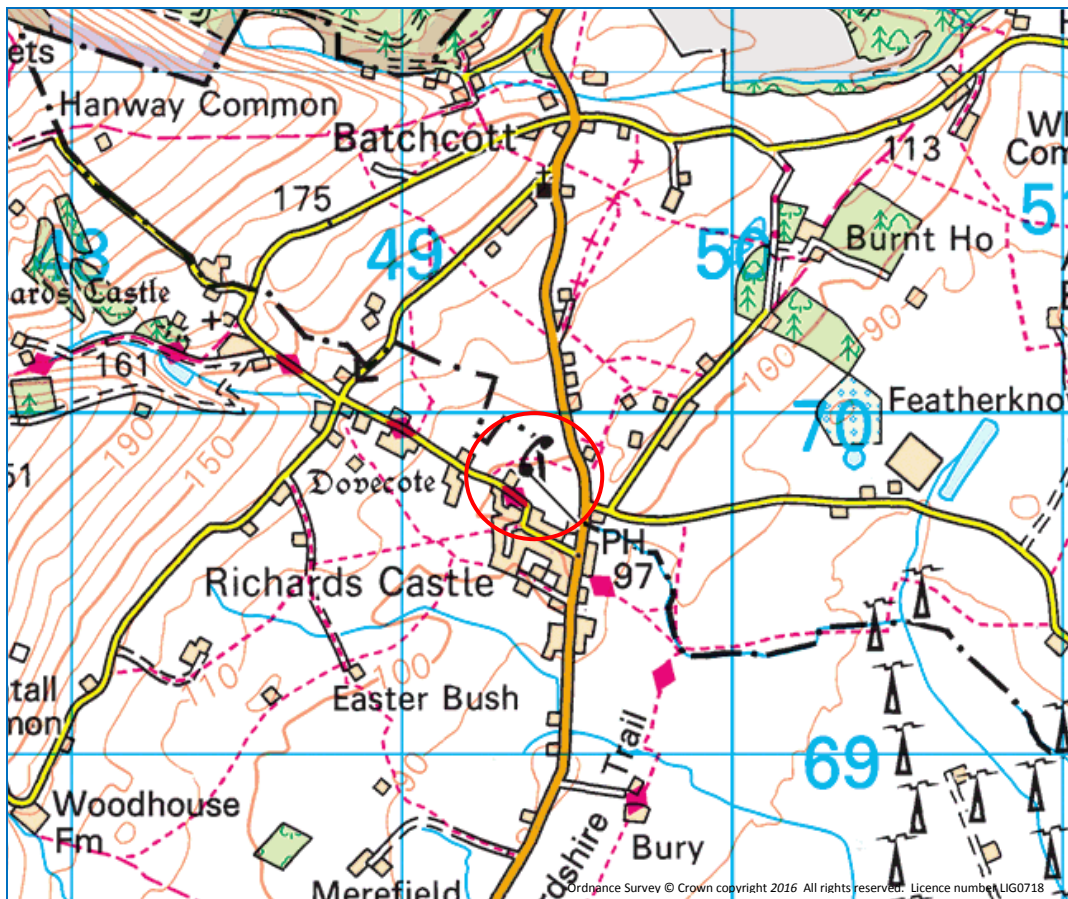
DIRECTIONS

From Leominster, take the B4361 through the villages of Luston and Orleton to Richards Castle and in the centre of the village, turn left immediately after the Castle Inn public house. The site is on the right hand side after approximately 400 yards.

From Ludlow, take the B4361 to Richards Castle and turn right immediately before the public house. The site will be indicated by an agents For Sale board.

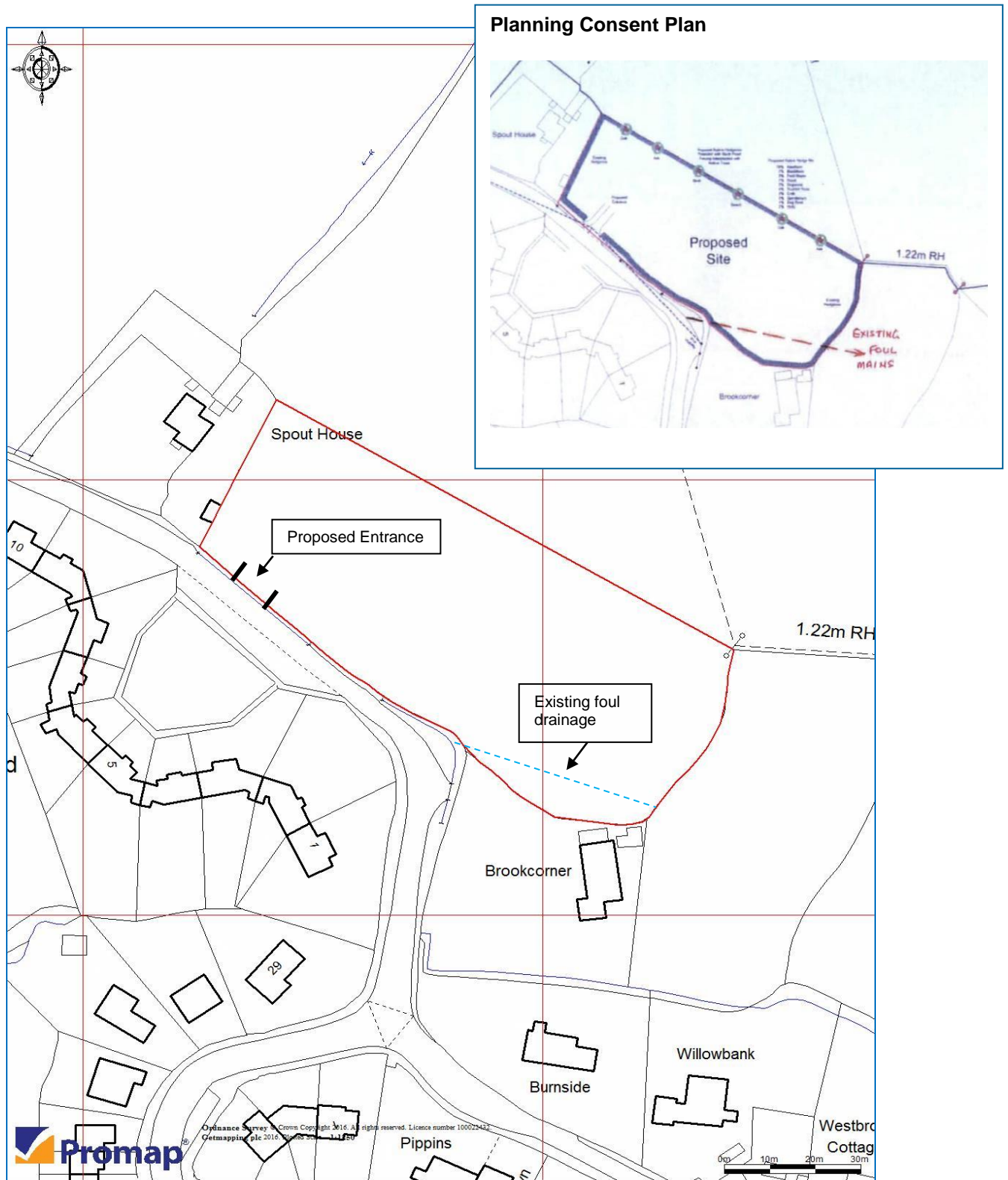


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SITE LAYOUT



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.



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