

DEVELOPMENT SITE AT CLATTERBRUNE, PRESTEIGNE, POWYS,

Guide Price £100,000

A site with Outline Planning Consent for two detached dwellings adjacent to Presteigne Football Club with views across the Welsh and Herefordshire borders.

Offers Invited

johnamos
& Co

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johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this site on the edge of Presteigne with Outline Planning Consent for two detached dwellings on decent sized plots.

Planning Permission in Outline was granted for the site, Planning Application No. P/2016/0137 by Powys County Council approved on the 24th November 2016. The requirement for Reserved Matters to be applied for within three years of the date of permission.

The site is within walking distance of the border market town of Presteigne which has a vibrant community with pubs, restaurants, wine bar, good array of local shops, sports facilities and Junior and High Schools, all within walking distance.

SERVICES

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

THE SITE

The site has Outline Consent for two detached dwellings, subject to approval of Reserved Matters and is approached off a tarmac road through Clatterbrune which is shared with the entrance to the Presteigne Football Club. The site is level and offers good views to the surrounding countryside.

PLANNING

Planning Permission was granted on the 24th November 2016 and is subject to a Reserved Matters application for approval within three years of that date. The consent can be viewed on the Powys website under the application reference: P/2016/0137.

Please note there are no Section 106 costs or social housing requirements on this site.

ACCESS

The site has good access through Clatterbrune off the main street through Presteigne.

ADJACENT SITE

You will note on the planning that a further two sites through the site that is for sale was granted on the same permission, but no agreement has been reached with the neighbours for access through the site which is for sale.

For the avoidance of doubt, the Vendor will retain 1 metre ransom strip along the boundary to that site, but is prepared to collaborate with the Purchaser to provide an access for that site if it is requested in the future, subject to satisfactory financial arrangements to both parties.

METHOD OF SALE

Offers are invited based on the price guide of £100,000 and Subject to Contract. If the offer is in any way conditional, please provide clear guidance on the conditionality.

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**, email john@johnamos.co.uk or **Mike Harries** on **01568 610007 / 07801 943994**, email mike@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

Michael Miller

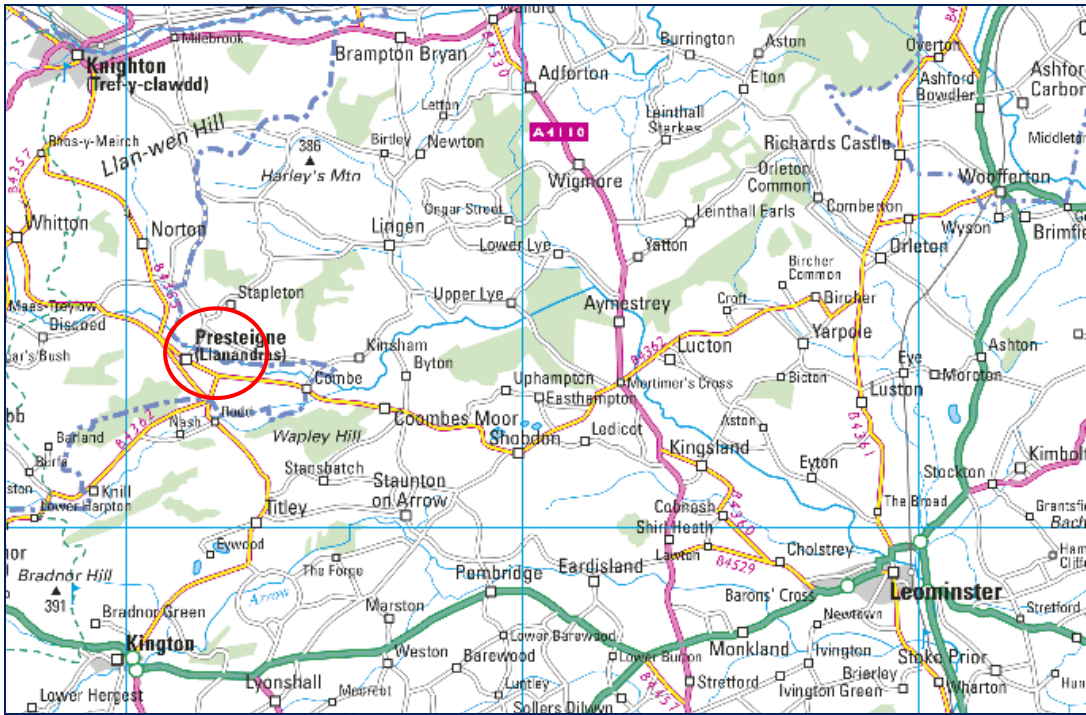
Vaughan and Davies
32 Duke Street,
Kington,
Herefordshire
HR5 3BW

Tel: **01544 230325**

DIRECTIONS

From the B4362 roundabout to the east of Presteigne approaching from Leominster, effectively go straight on into Greenfield Road as if driving in to Presteigne rather than following the bypass. After approximately 200 metres, turn right into Clatterbrune and at the end of that road, just before the football club, the land lies on the left hand side. The site will be indicated by an agents For Sale board.

LOCATION

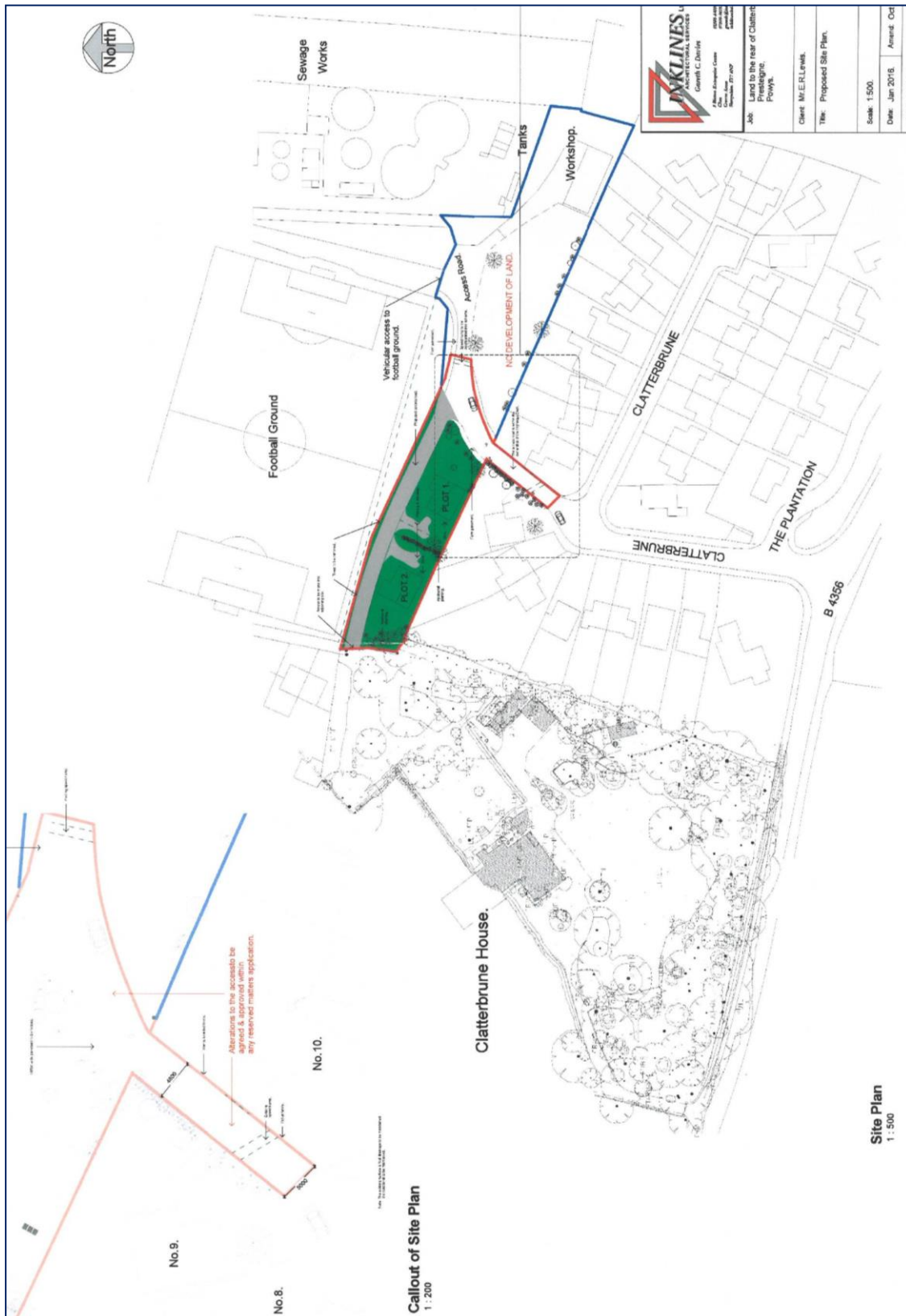


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SITE LAYOUT



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 2018.



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