



DEVELOPMENT LAND AT GRAFTONBURY RISE, GRAFTON, HEREFORDSHIRE, HR2 8BE

Guide Price £330,000

A site with detailed planning consent for four detached residential dwellings on the outskirts of the City of Hereford.

For sale by Informal Tender

Tenders Closing at 12 noon on Friday 6th May 2016

johnamos
& Co

01568 61007
johnamos.co.uk

Development Land at Graftonbury Rise, Grafton, Herefordshire, HR2 8BE

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site for four detached dwellings at Graftonbury Rise on the edge of the City of Hereford.

Planning Permission has been granted dated the 17th February 2016. The site at Graftonbury lies just to the south of the City of Hereford and can be approached along Grafton Lane off the A49 just after leaving the main City.

The City of Hereford offers superb facilities including High Street shops, supermarkets, restaurants, public houses, Racecourse, leisure centres, railway station, hospital, Cathedral, primary and secondary schools and professional services.

SERVICES

Mains electricity, mains water, mains gas, all available adjacent to the site, drainage by Biodisc contained on the site.

THE SITE

The site is a level field which is accessed through a small cul-de-sac known as Graftonbury Rise and is surrounded by open fields. The site has mature hedges bounding it on all sides.



PLANNING

Planning Permission was granted on the 17th February 2016, Planning Ref: 153235. The full set of drawings can either be downloaded from the Planning website or from our own website at John Amos & Co or can be posted to you upon request.

There are no S106 costs attributable to the site and the planning must be commenced within one year of the date of permission.

ACCESS

The site is easily accessed from the Council Highway and then through the quiet cul-de-sac into the site.

METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to complete the Informal Tender form as attached herewith. 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 Land at Graftonbury Rise, Grafton, Hereford**"

All tenders must be submitted in writing on the attached form by 12 noon on Friday 6th May 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

Chris Morgan LLM
Coulson Read Lewis Solicitors
10 South Street
Leominster
Herefordshire HR6 8JB

Tel: **01568 614168**

Email: chris.morgan@caldicotts.com

DIRECTIONS

From Hereford City, head south on the A49 and soon after crossing the railway bridge, look to turn right into Grafton Lane. Proceed for approximately $\frac{3}{4}$ of a mile and turn right again into Graftonbury Rise and the site is immediately in front of you with as indicated by the Agent's For Sale board.

PROPOSED LAYOUTS

PLOTS 1 AND 2



PLOTS 3 AND 4



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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