



## DEVELOPMENT LAND AT HORSEYARD LANE, EVENJOB, POWYS, LD8 2SQ

**Guide Price £120,000**

A site with proposed planning for three detached bungalows in the village of Evenjobb.

**For sale by Private Treaty**

**johnamos**  
& Co

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johnamos.co.uk

# Development Land at Horseyard, Evenjobb, Powys, LD8 2SQ

## INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site at Horseyard Lane which has proposed planning consent to construct three detached bungalows in a good size plot on the edge of the village of Evenjobb.

Evenjobb is located within the County of Powys and midway between Presteigne and Kington.

Evenjobb has good road access with the side access off the driveway into the Horseyard development and it is approximately equidistant to Kington and Presteigne from the village. Both Presteigne and Kington offer a good selection of local pubs and restaurants, together with High Street shops and both primary and secondary schools.

## SERVICES

Mains water and electricity available and private drainage.

## THE SITE

The site is adjacent to open countryside and is simple and yet attractive development for three modest bungalows in a simple cul-de-sac layout.

## PLANNING

Planning Permission was granted on the 7<sup>th</sup> March 2016, Planning Ref: P/2015/0103 granted by Powys 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.

## ACCESS

Access is through Horseyard Lane which is a quiet cul-de-sac serving six other properties.

## METHOD OF SALE

The site will be offered for sale by Private Treaty with offers invited at around the guide price of £120,000.

## VIEWING

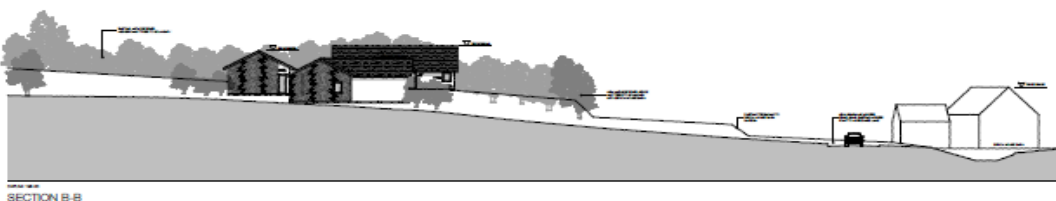
Viewing may take place at any reasonable time upon production of a set of particulars.

## FURTHER INFORMATION

For further details, please contact the Agent, John Amos FRICS FAAV on **01568 610007 / 07813 601424** or email [john@johnamos.co.uk](mailto:john@johnamos.co.uk) or **Cobb Amos** at **Knighton** on **01547 529907** or [knighton@cobbamos.com](mailto:knighton@cobbamos.com)

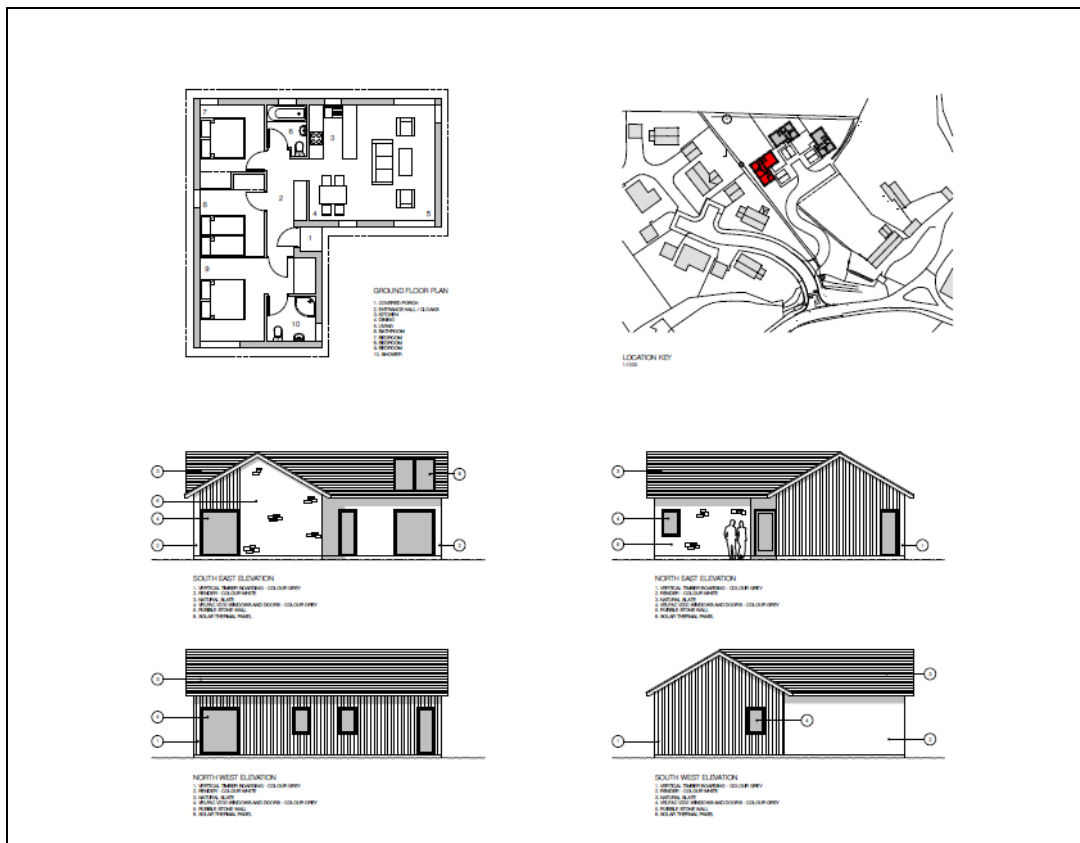
## DIRECTIONS

From Kington, take the A44 towards Penybont and turn right onto the B4357 and follow this road through to the centre of Evenjobb. Turn right and at the T-junction turn left and the property is the first on the left.

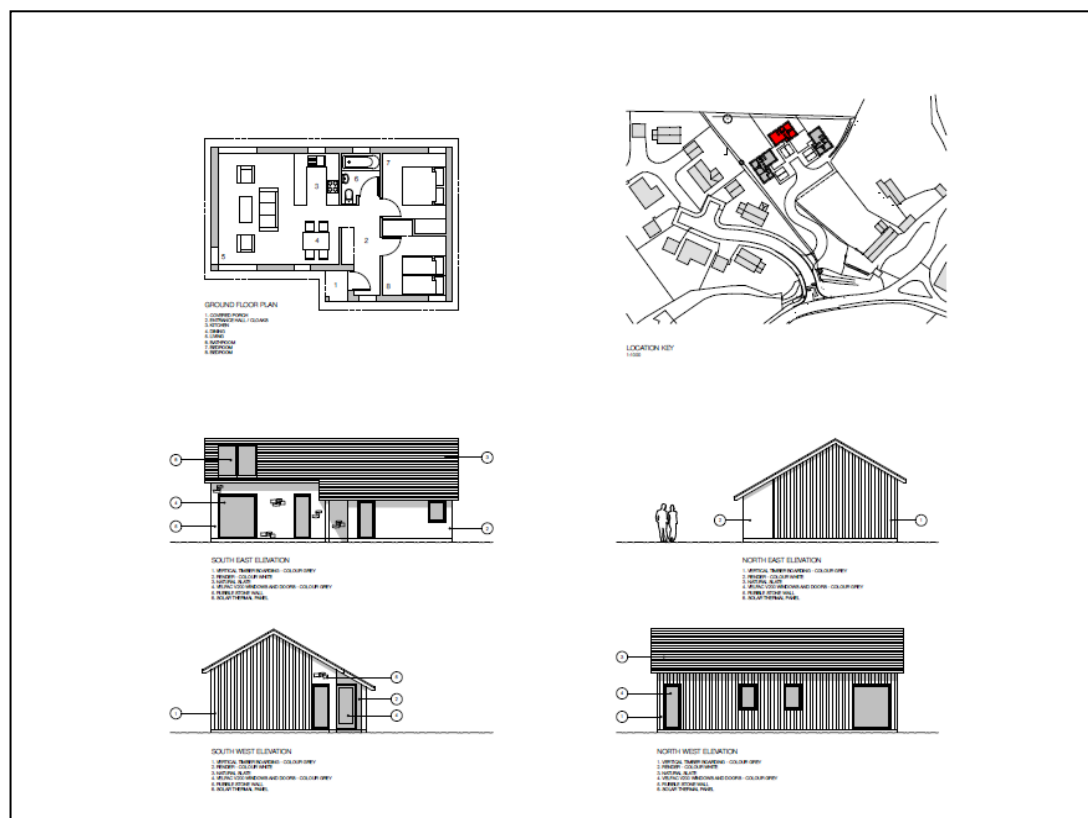


# PROPOSED LAYOUTS

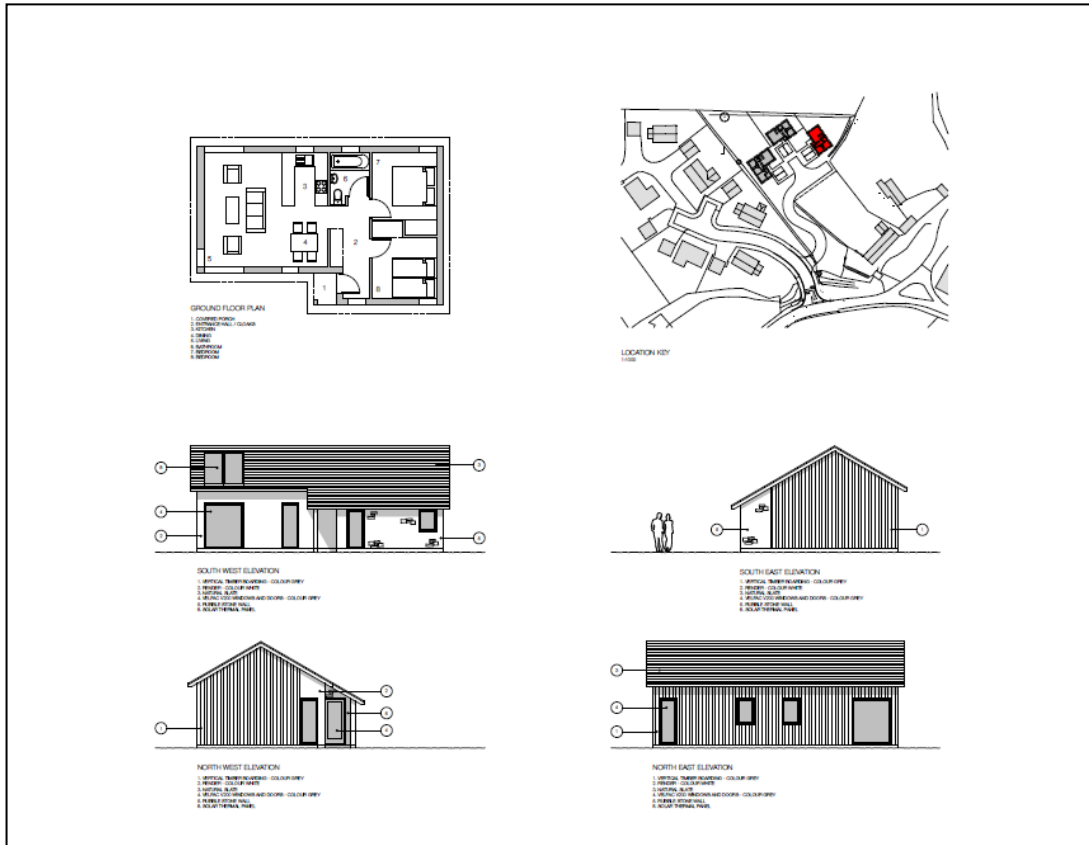
## PLOT 1



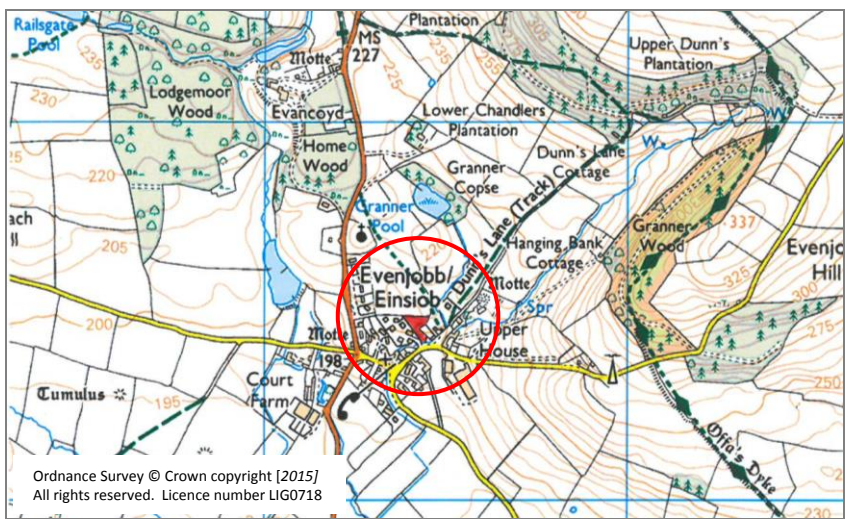
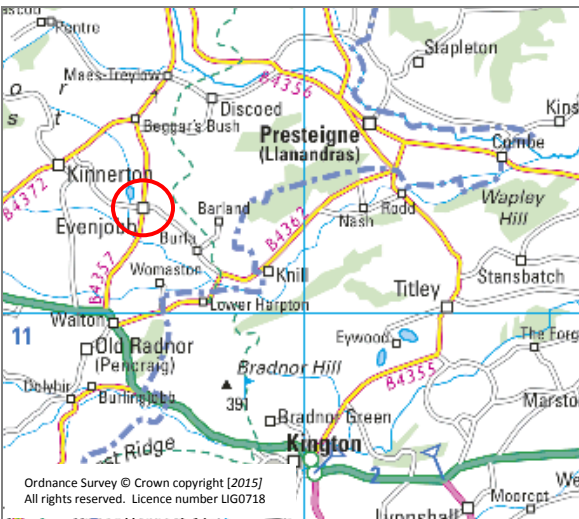
## PLOT 2



# PLOT 3



## 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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