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**DEVELOPMENT SITE AT THE BALANCE, TITLEY, KINGTON, HEREFORDSHIRE, HR5 3RU**

**Guide Price £500,000**

A site with Outline Planning Consent for five four bedroomed detached residential dwellings in a superb rural location on the edge of the hamlet of Titley, Herefordshire

**Offers Invited**

**johnamos**  
& Co

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## Development Site at The Balance, Titley, Kington, Herefordshire, HR5 3RU

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### INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this excellent rural site at Titley which offers a site with Outline Planning Consent for five four bedroomed detached dwellings on the edge of the rural village of Titley.

Planning Permission has been granted for the site dated the 27<sup>th</sup> July 2016 for a period of three years. The site lies in the central of the hamlet of Titley very adjacent to the renowned The Stag Inn at Titley which is a michelin star restaurant and lies just off the B4355 Kington to Presteigne road midway between the two market towns. Kington, Presteigne and Leominster are all within reasonable distance whilst the City of Hereford lies some 21 miles away. The City of Hereford offers superb facilities including excellent shopping, supermarkets, restaurants, public houses, racecourse, leisure centres, railway station, hospital, Cathedral, excellent primary and secondary schools and a range of professional services.

### SERVICES

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

### THE SITE

The site has planning consent for five four bedroomed houses with up to 1,000 square metres total structure to include garages.

There is presently an agricultural barn on the site which will be removed by the vendor within three months of completion unless the purchaser requests for this to be left on site and that is a part of the tender bid.

There is an area of the yard which is not included shown on the plan along the boundary marked A to B and it is the intention of the owners to apply for planning for three 3-bedroomed and two 2-bedroomed units on this area of land.

The vendor will retain right of access adjacent to that boundary marked A to B into the adjacent field and also to be able to T into the additional land. A suitable fence from points A to B must be erected by the purchaser of the site upon commencement of the development.

### PLANNING

Planning Permission was granted on the 27<sup>th</sup> July 2016, under Planning Application No. 160581 by Herefordshire Council and a copy of the Planning

Consent can be available either through the planning website with Herefordshire Council or from our own website at John Amos & Co or can be posted to you upon request. There are no S106 costs attributable to this site and the development should commence within three years of the date of permission.

### ACCESS

The site has a good access off the main road just Kington side of The Stag Inn at Titley and is approached via a metalled hard road which then bears right into the site

### METHOD OF SALE

The land is to be offered for sale by Private Treaty.

For any enquiries of a legal nature please contact the Solicitors, see details below.

### 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)

### SOLICITORS

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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 FEBRUARY 2017.