



## DEVELOPMENT LAND AT WELLFIELD, CLEHONGER, HEREFORDSHIRE, HR2 9SW

### Price on Application

An excellent development opportunity to purchase a parcel of land with Outline Planning Consent for five detached dwellings in a central village location.

For sale by Private Treaty

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### INTRODUCTION

We are delighted to present this excellent development opportunity in the village of Clehonger southwest of Hereford. Outline Planning Consent has been obtained for five detached houses (2 x three bedroom and 3 x four bedroom properties).

### LOCATION

The village of Clehonger is located approximately six miles southwest of Hereford and is a popular village due to its convenient location to both Hay on Wye and Hereford, plus Kingstone and Fairfield Schools. The village is well served by a Public House, a community village shop with a post office, a church, a village hall and bus service into Hereford. The nearby villages of Kingstone, Madley and Peterchurch have an excellent range of amenities including doctors, hairdressers, Lomis, tennis courts and golf course etc.

### PLANNING DETAILS

Outline Planning Permission has been granted for proposed demolition of redundant and derelict agricultural buildings and the erection of up to five dwellings, including associated access. There are no social housing requirements. The plot is approximately half an acre. Planning Application Ref: P150959/O.

### VIEWING AND FURTHER INFORMATION

Please contact us for further information or to arrange a viewing. These may take place at any reasonable time, please book through [enquiries@johnamos.co.uk](mailto:enquiries@johnamos.co.uk) or calling 01568 610007. A full set of plans and a copy of the outline planning document can be emailed to you upon request.

### DIRECTIONS

From Hereford, proceed south onto the A465 towards Abergavenny. Take the right turn signposted B4349 Clehonger. Travel for approximately 2 miles into Clehonger village.

Take the left turn signposted B4349 Kingstone and Hay on Wye. Take the second left hand turn into Poplar Road, follow this road until you see the For Sale sign on the right hand side.

### METHOD OF SALE

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

### FURTHER INFORMATION

For further details, please contact either:-

#### **John Amos FRICS FAAV**

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Lion Court  
Broad Street  
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**Tel: 01568 610007 / 07813 601424**

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#### **Stephen Saunders**

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**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 JANUARY 2016.*



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