



DEVELOPMENT SITE AT CHURCH ROAD, PIPE AND LYDE, HEREFORDSHIRE, HR1 3AB

Guide Price £450,000

A site with Outline Planning Permission for 4 detached dwellings in a superb rural location on the edge of the village of Pipe and Lyde, Herefordshire and close to Hereford City.

**For sale by Informal Tender
Tenders Closing at 12 noon on Friday 5th October 2018**



01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site for the development of 4 detached residential dwellings, two bungalows and two 2 storey properties are anticipated.

Local amenities for example can be found near the village of Moreton on Lugg including primary school, village shop, post office, fish and chip shop and bus service.

Pipe and Lyde is approximately 3 miles north of the City of Hereford with shopping centres, railway station, leisure centres, Hereford Cathedral, primary and secondary schools with further primary and secondary schools on the outskirts of the City Centre.

SERVICES

Electricity, telecom and mains water services are known to be in the vicinity of the site. Private drainage systems will be required.

THE SITE

The site extends to some 0.53 Ha / 1.30 Acres and is located to the northeast of Lower Lyde with over reaching views across the beautiful River Lugg basin, Sutton Walls Fort and panoramic views to include The Malverns.

The site is approximately 3 miles north of Hereford, 27 miles west of Worcester, 18.5 miles north of Ross on Wye and 10 miles south of Leominster. The A49 is key through Herefordshire, Shropshire and up to Cheshire and runs southerly to Ross on Wye.

OUTLINE PLANNING PERMISSION

Outline Planning Permission was granted on 9th August 2018, Reference Number 181485, by Herefordshire Council for four detached dwellings. Details have been approved for access, layout and landscaping. Scale and appearance remain to be approved under Reserved Matters. The planning application indicated that the two westerly properties would be bungalows and the two easterly would be two storey. The approved drawings are:-

6765-1-1A	Location
6765-1-2D	Illustrative Development Masterplan
6765-1-4A	Street Elevation and Section AA
Appendix A5	Landscape and Visual Report

Indicative building footprints on the Illustrative Development Masterplan are:-

1. Plots 1+2 – 130 m² / 1,400 sq.ft (3 bed bungalows)
2. Plots 3+4 – 190 m² / 2,045 sq.ft (4-5 bed two storey)

DRAINAGE

A surface water management plan and foul drainage plan (Report LO107(A) Rep.1 (Rev 1)) accompanied the planning application. In regard to surface water, an attenuation basin (with designed weir) outfalling via hydrobrake to an infiltration swale is anticipated. In regard to foul water, a Package treatment plant is envisaged, outfalling via a perforated pipe to an overflow manhole. The Vendor will grant the necessary rights for these off site facilities.

TECHNICAL INFORMATION PACK

The Agents have assembled a Technical Information pack to include detail in relation to the supporting reports used in the planning application, Topographical survey, plans and other information.

RIGHTS, RESERVATIONS AND COVENANTS

The documents of sale and transfer will reserve the freehold of the access corridor to the adjoining field continuing to the new bell-mouth junction and visibility splays. The Vendor will grant rights of way for the benefit of the development over the reserved land and covenant to ensure areas of common use are available for agreed management and maintenance unless otherwise adopted as public highways.

METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to bid for the site, as set out herein.

If your bid is in any way conditional, please advise us in the comments box on the Tender Document and please also confirm your finance arrangements for purchase.

Bidders are invited to provide as much information as possible to support the bid and provide clarity to the Vendor in making a decision.

All offers must be in writing on the attached form clearly stating the proposals as requested and delivered to:-

Mike Harries LLB (Hons)

John Amos & Co.

Lion Court, Broad Street, Leominster, HR6 8LE

Marked clearly “**Tender for Development Site at Church Road, Pipe and Lyde, Herefordshire**”.

All tenders must be submitted in writing on the attached form by 12 noon on Friday 5th October 2018.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

VIEWING

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

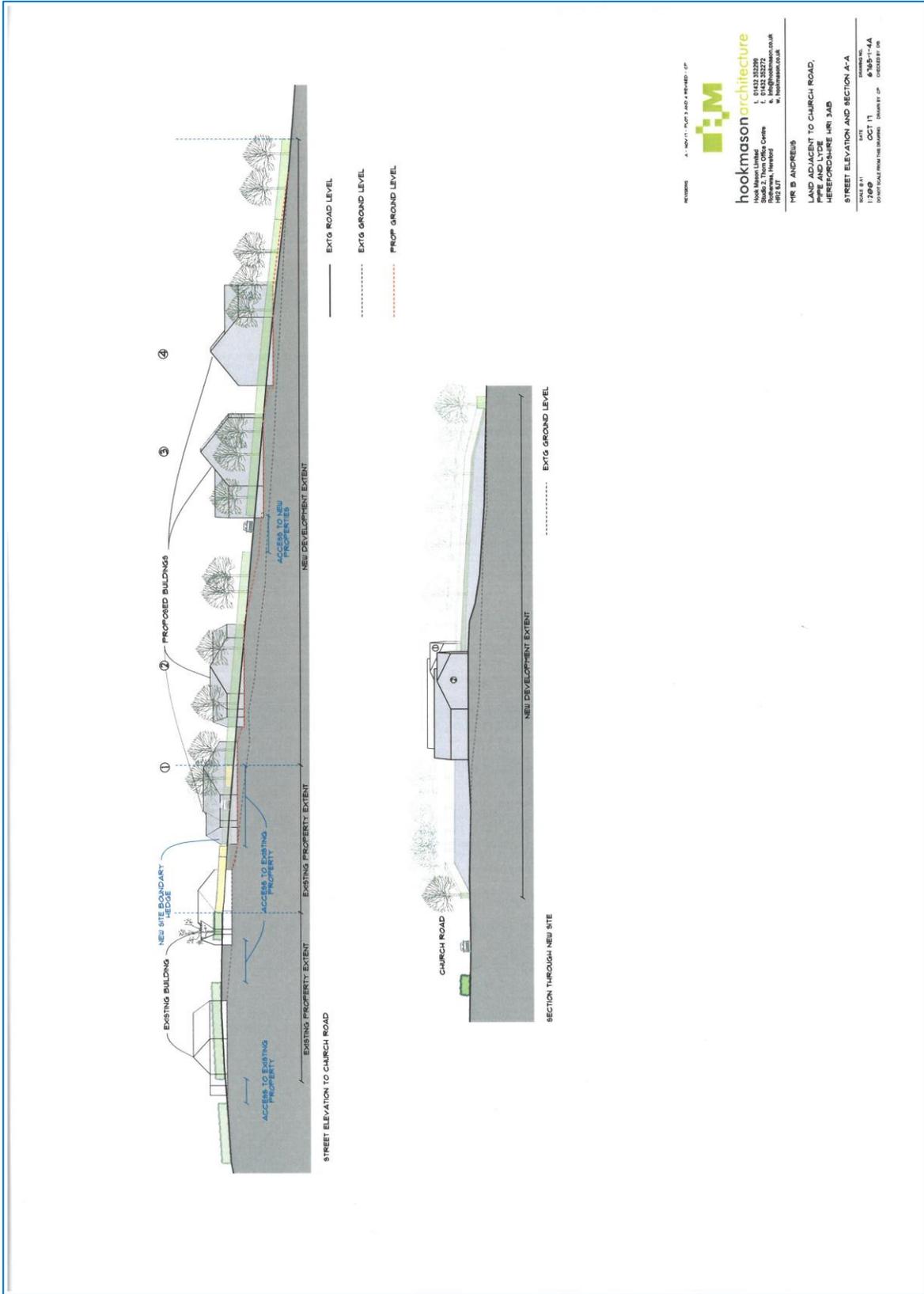
FURTHER INFORMATION

A copy of the Planning Consent and the documents contained in the Technical Information pack can be made available by email on request. To request this, please email sarah.holt@johnamos.co.uk for further details. Please contact the Agent Mike Harries on **01568 610007 / 07801 943994** or email mike@johnamos.co.uk

LEGAL INFORMATION

The successful bidder will be asked to sign a Contract within 30 days of acceptance of the bid.

STREET ELEVATION



hookmoson architecture
 Hookmoson Architects
 Studio 2, Union Office Centre
 Redditch, Hereford
 HR8 3JL
 T: 01452 32772
 E: info@hookmoson.co.uk
 W: www.hookmoson.co.uk

MR B. ANDREWS
 LAND ADJACENT TO CHURCH ROAD,
 PIPE AND LYDIE
 HEREFORDSHIRE HR8 3AB
 STREET ELEVATION AND SECTION A-A
 SCALE: 8:1
 DATE: OCT 17
 DRAWING NO.: 6/18/2018/14
 PROJECT NO.: HR8/18/001
 DRAWN BY: CP

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 should 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 purchase(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared AUGUST 2018.