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DEVELOPMENT SITE ADJOINING HILLHAMPTON FARM, SHOBDON, HEREFORDSHIRE, HR6 9NE

Guide Price £450,000

A site with Outline Planning Permission for **7 units** being four 3 bed detached and three 4 bed detached residential dwellings with garages in a superb rural location on the edge of the village of Shobdon, Herefordshire.

For sale by Informal Tender
Tenders Closing at 12 noon on Friday 23rd February 2018

johnamos
& Co

01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site for 7 detached residential dwellings on the edge of the village of Shobdon.

Local amenities in Shobdon include a popular Public House, primary school and a village shop.

Shobdon lies approximately 6 miles west of Leominster and 13 miles south of Ludlow. Both Ludlow and Leominster offer a good selection of local pubs and restaurants, together with High Street shops and both primary and secondary schools.

SERVICES

Gas mains are sited in Presteigne Road and Moor Meadow. A distribution water main crosses the land and other water mains are sited in Presteigne Road and Moor Meadow. Similar for BT Openreach cables. Electricity supplies located in Moor Meadow.

Adopted foul and surface water sewers lie in Moor Meadow.

THE SITE

The site extends to some 0.57 hectares (1.41 acres) and is located on the northern edge of Shobdon, west of Hillhampton Farm.

PLANNING

Outline Planning Permission was granted on the 23rd May 2017, Ref No. 162764 by Herefordshire Council for four 3 bed detached and three 4 bed detached dwellings. Both access and layout have been approved (see drawings 1462/SW/2C+1.A and 1462/1D). Scale, appearance and landscaping is reserved for future approval.

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 and proposed Highway Safety Improvement Works. Electronic or hard copies can be made available upon request.

RIGHTS, RESERVATIONS AND COVENANTS

1. The Contract will require the Purchaser to construct between points A and B (see Location Plan and approved plans):-
 - a. An estate road to a minimum width of 4.5m.
 - b. A footpath of a minimum width of 2m.
 - c. A service strip.

- d. Foul sewers and surface water disposal management systems (or access media thereto).

2. The Contract will reserve full vehicular and pedestrian right of way across the estate road and footpath and rights of access, use of and connection to services, sewers and surface water disposal systems for the benefit of the Retained Ownership.
3. Road, footpath and sewers/drains to be constructed to adoptable standard (and adopted if required) or, private infrastructure, all to be constructed to an approved standard with rights granted to the Vendor to join and participate in management and maintenance arrangements for infrastructure (the subject of the rights reserved as above).

METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to bid for the site, preference being for bids conditional only on satisfaction of outstanding Reserved Matters or outright purchase.

Outline Planning Consent has been granted for the 7 dwellings and Tenders are invited based on the drawings as approved by that Consent.

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 their bid and provide clarity to the Vendor enabling a decision to be made.

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 Hillhampton, Shobdon, Herefordshire**".

All tenders must be submitted in writing on the attached form by 12 noon on Friday 23rd February 2018.

Together with:-

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.

SOLICITORS

Trudie Nicholas

T A Matthews

1st Floor

Broadway House

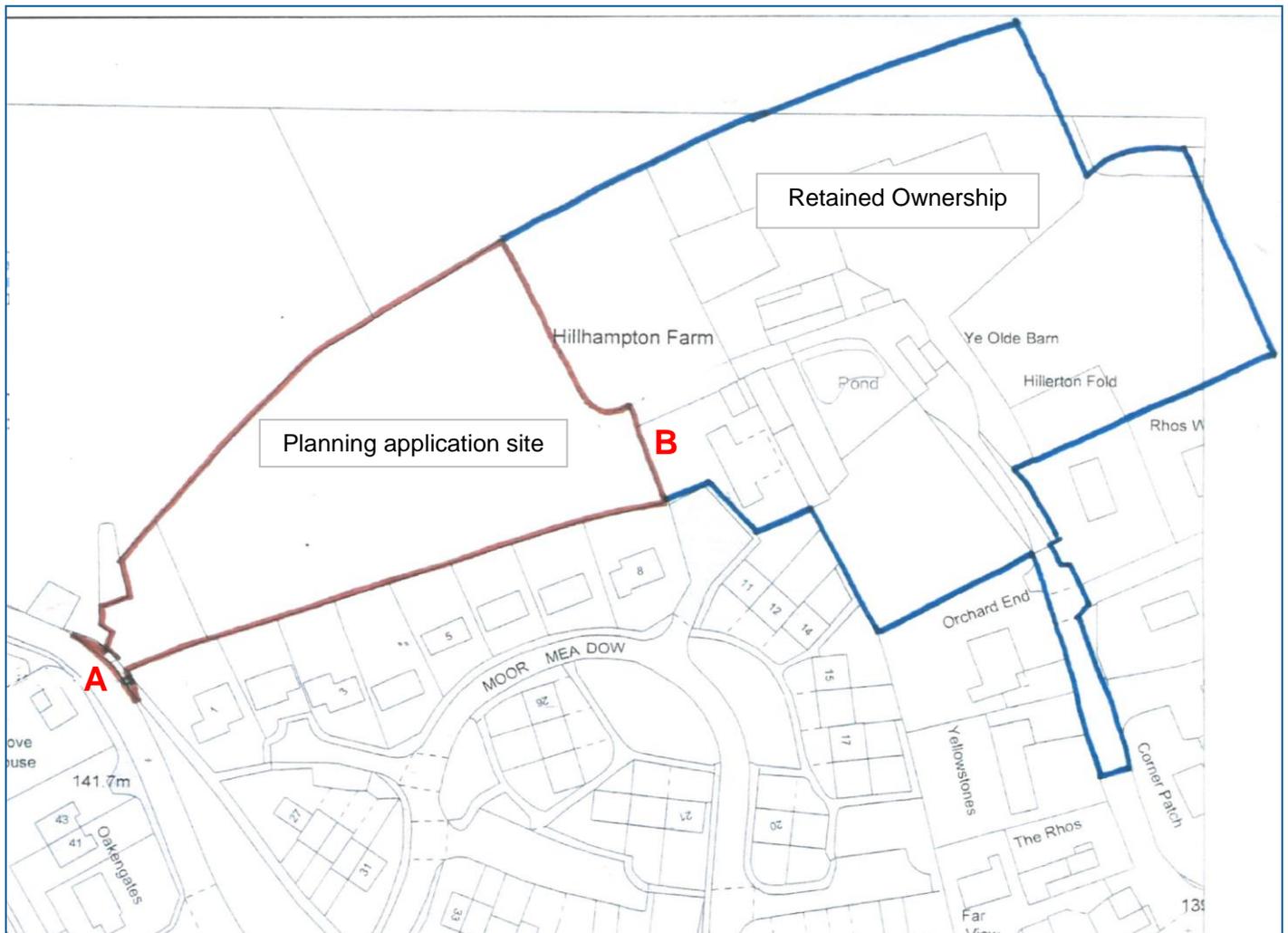
32 - 35 Broad Street

Hereford, HR4 9AR

Telephone: 01432 352121

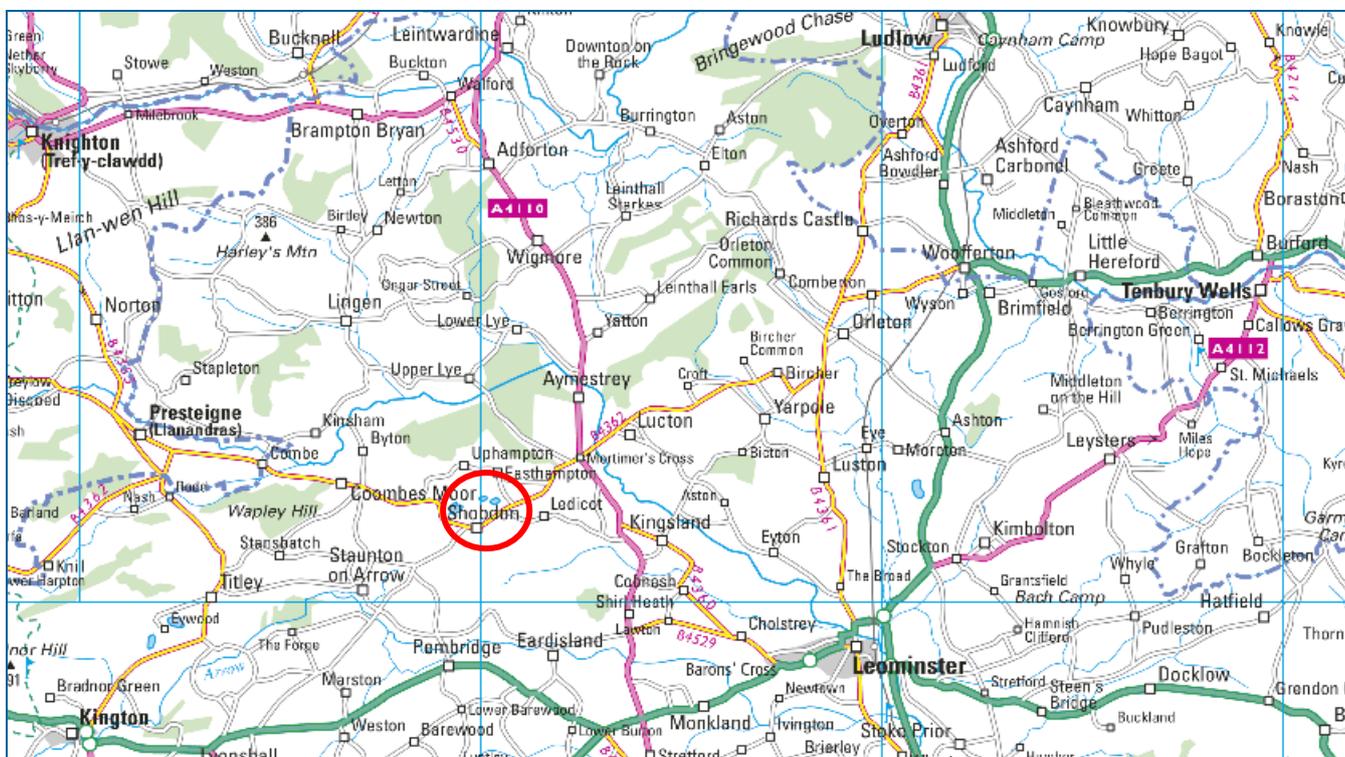
Email: t.nicholas@tamattthews.co.uk

LOCATION PLAN



DIRECTIONS

From Leominster turn right at Baron's Cross Road onto the B4360 Cholstreay Road. Follow road for about 3 miles and then turn right onto the A4110. Follow this road through Kingsland until you get to Mortimers Cross. Turn left at Mortimers Cross and follow B4362, past Shobdon Primary School and the Post Office, then bear right and the site is located on the right hand side just after the turning into Moor Meadow as indicated by the Agent's For Sale sign.



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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 2018.



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