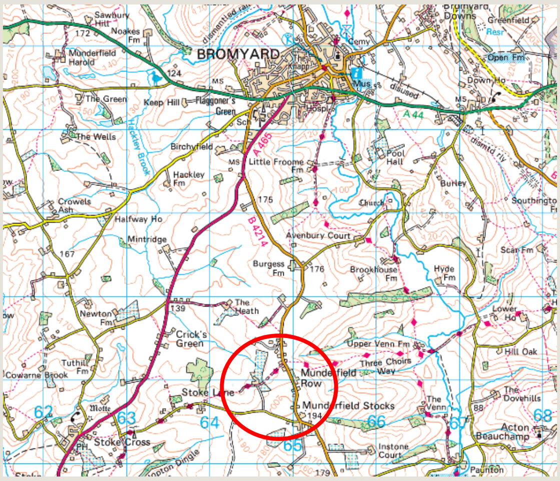

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DEVELOPMENT LAND AT MUNDERFIELD, NR. BROMYARD, HEREFORDSHIRE, HR7 4JU

Guide Price £450,000

A site with Outline Planning Permission for 5 dwellings in a superb village location at Munderfield, Herefordshire and close to Bromyard and within easy driving distance of Hereford, Great Malvern and Worcester.

For sale by Private Treaty

johnamos & Co

01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site for 5 residential dwellings in the Munderfield village.

Local amenities, for example can be found 3 miles south in the nearby town of Bromyard with shops, supermarkets, post office, professional services, primary and secondary schools, pubs, restaurants, leisure centre and church. Amenities can also be found at Bishops Frome (1.5 miles).

SERVICES

Electricity, telecom, mains water services and foul sewer are known to be in the vicinity of the site.

THE SITE

The site extends to some 0.54 hectares (1.30 acres) and is located midway along Munderfield.

The site is 3 miles south of Bromyard, 10 miles north of Ledbury, 15 miles northeast of Hereford 17.5 miles to the west of Worcester, 12 miles west of Malvern and 14 miles to the east of the market town of Leominster.

The nearest towns including Bromyard, Worcester, and Ledbury provide extensive facilities including retail, leisure and education.

At Worcester easy access can be gained to the Midlands, South Wales and the North via the M50/M5.

PLANNING

Outline Planning Permission was granted on the 23rd May 2018, Ref No. 180373, by Herefordshire Council for the erection of five dwellings and associated works with all matters of detail reserved save access. Detailed approval has been sought and obtained for the means of access to the site from the Public Highway Network and vice versa, to include requisite vision splays. Internal access arrangements, layout, scale, appearance and landscaping are reserved for further and subsequent approval by Reserved Matters.

At detailed approval stage, details of the number of 2, 3 and 4 (+) bed dwellings are to be submitted. The Vendor's site plan (03)01L illustrates two x 4 bed dwellings, two x 3 bed dwellings and one x 2 bed dwellings as a compliant mix.

The Vendor informs us that the Council have agreed to change Condition 10, so there is no longer any date restriction on the planning permission.

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 and other information.

Electronic or hard copies can be made available upon request.

METHOD OF SALE

The site is for sale by Private Treaty and offers are invited. The Vendors will consider a Conditional Contract, conditional upon Detailed Planning Consent being granted.

When bidding, please advise us of your proposals in terms of Conditional Contract and the type of planning you intend to look to apply for and please also confirm the financial arrangements for the purchase at the same time.

VIEWING

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

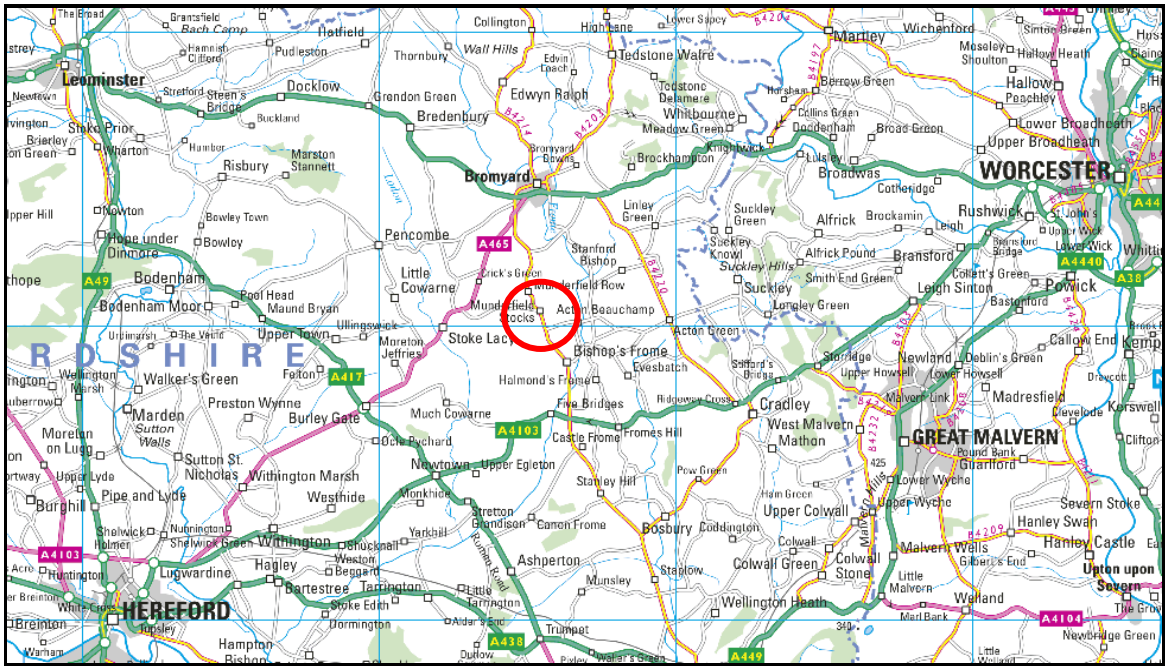
FURTHER INFORMATION

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**

DIRECTIONS

From Leominster take the Worcester Road/A44 for approximately 12 miles. Turn right onto Panniers Road / B4214, follow the road for approximately half a mile, then turn right onto the Hereford Road / A465, follow the road for approximately half a mile and the site is located on the right hand side, denoted by the Agent's For Sale board.

LOCATION PLAN



PLAN OF THE LAND

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 JULY 2018**.**