

DEVELOPMENT SITE AT NEW COTTAGES, LEDICOT LANE, SHOBDON, HEREFORDSHIRE, HR6 9LY

Guide Price £500,000

A site with Detailed Planning Permission for **10 units** being seven 3 bed attached and three 4 bed detached residential dwellings 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 4th August 2017



01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale a site for 10 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

Mains water, electricity and telephone connections are available in the vicinity of the site. The Purchaser is invited to satisfy himself / herself of the locations of relevant infrastructure. It is envisaged that foul drainage will be dealt with onsite via a package treatment plant, with surface water dealt with by a combination of soak away, attenuation and ultimate discharge to a water ditch within the site ownership.



THE SITE

The site extends to some 0.60 hectares (1.48 acres) and is currently in pasture and located on the eastern edge of Shobdon, south of New Cottages.

PLANNING

Detailed Planning Permission was granted on the 28th March 2017, Ref No. 164000 by Herefordshire Council.

An application by the Vendor has been made to gain approvals satisfying conditions 3 and 5 (access only) to facilitate the Vendor's Works (see below).

ACCESS AND EASEMENTS

Please refer to the draft legal arrangement drawing on the opposite page. To aid the Purchaser, we set out the following matters for clarity:-

1. The site benefits from an existing vehicular access to Ledicot Lane. The current private driveway and parking area serve the residents of New Cottages.
2. All occupiers of New Cottages enjoy existing vehicular rights of way across the private driveway, and it is understood that the occupiers and owners of Nos. 2 to 6 enjoy parking rights on the tarmac area, part of which is shaded blue.

3. The Vendor has negotiated and secured the rights to acquire part of the garden at No.1 New Cottages to facilitate the construction of the new road junction to be widened in accordance with the approved plans.
4. It is proposed that the blue shaded area is retained by the Vendor for the benefit of the occupiers of Nos. 2 to 6 in relation to their parking facilities.
5. It is proposed to grant the Purchaser rights to undertake any necessary works to the blue shaded area in satisfaction of the details approved under the Planning Permission.
6. It is proposed to grant a pedestrian right of way over the blue shaded area in favour of the Purchaser and the new residents of the scheme, enabling them to access the gate leading to the public right of way on the western boundary of the blue shaded area.
7. It is proposed that the land transfer will reserve rights of way in favour of the owners and occupiers of New Cottages along that section of the improved road coloured orange.
8. The Purchaser will be expected either to secure adoption of the orange coloured driveway for the benefit of the occupiers of New Cottages as well as the new residents, or alternatively convey the orange carriageway into a management company for future maintenance with continuing access rights in favour of the residents of New Cottages.
9. If required, the Vendor will procure the grant of an easement for the proposed service strip to be constructed through the private garden of No.6 New Cottages and the blue shaded area.



VENDOR'S WORKS

As stated, the Vendor has secured rights to acquire the ownership of part of the garden of No. 1 necessary to widen the existing junction on the basis that the shed partial demolition, reconstruction (and its retaining) and visibility splay clearance works will be undertaken by the Vendor in accordance with the Contract Works schedule referred to in the Technical Information Pack, but additionally to include the removal of the tree referred to on the drawings if required. These works are to be undertaken at the Vendor's expense.

PUBLIC RIGHT OF WAY

During the course of the Planning Application, it was discovered that there had been an error on the online Council map recording that the route of the public right of way crossed the Vendor's land. The Council's Agents have confirmed that the online record was in error and the letter dated 12th December 2016 confirming the correct position is scheduled in the Technical Information Pack (see below).

TECHNICAL INFORMATION PACK

The Agents have assembled a Technical Information pack to include a considerable amount of detail in relation to the supporting reports used in the planning application. The pack includes a Topographical survey and plans in a PDF format. Hard copies or a disc containing all of the material can be made available upon request.

METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to bid for the site, the preference being for bids on an unconditional basis in relation to planning.

Detailed Planning Consent has been granted for the 10 dwellings and Tenders are invited based on the drawings and layout attached herewith.

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

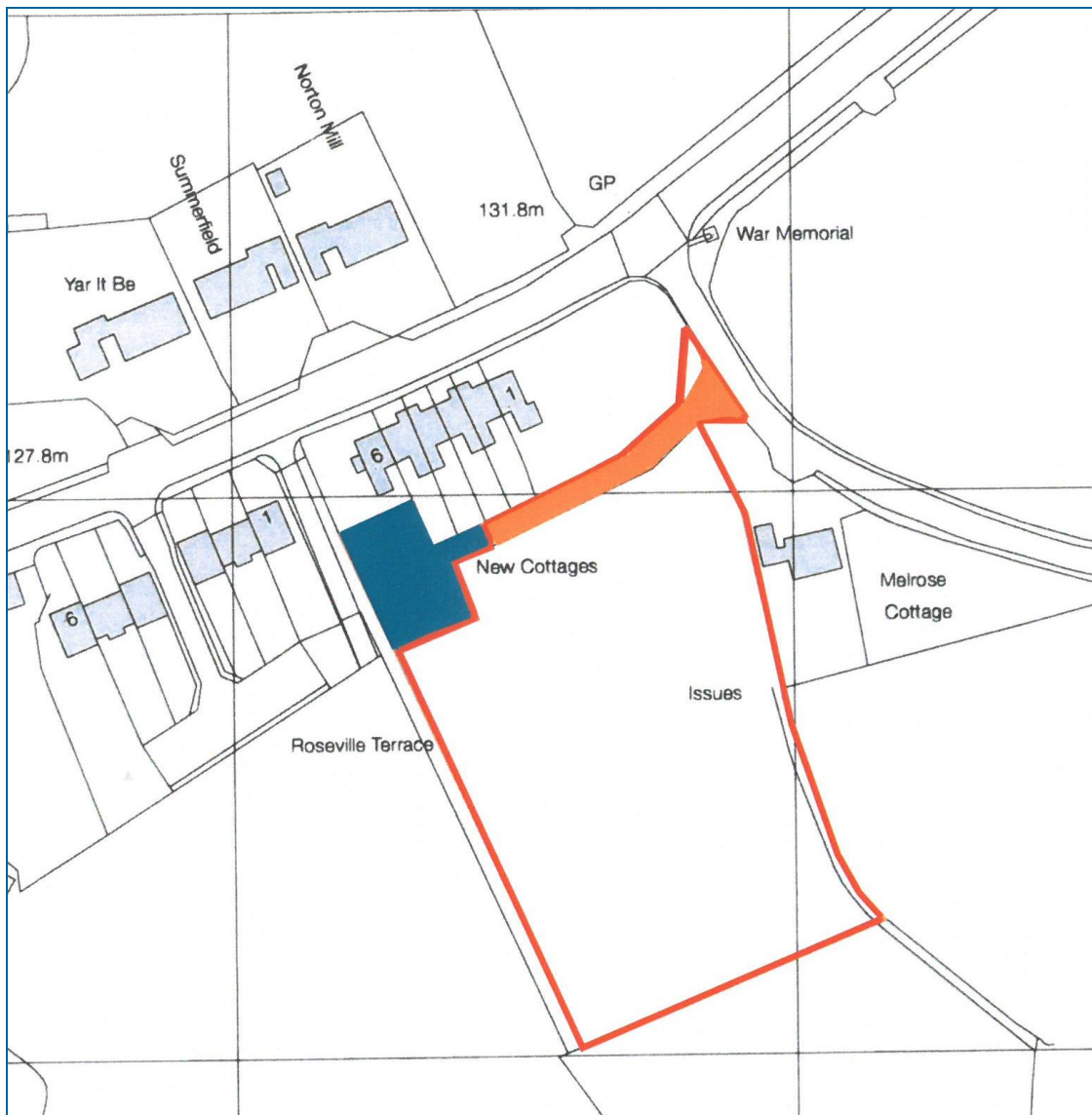
Marked clearly "Tender for Development Site at Shobdon, Herefordshire".

All tenders must be submitted in writing on the attached form by 12 noon on Friday 4th August 2017.

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.

LOCATION AND DRAFT LEGAL ARRANGEMENT DRAWING



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.

DIRECTIONS

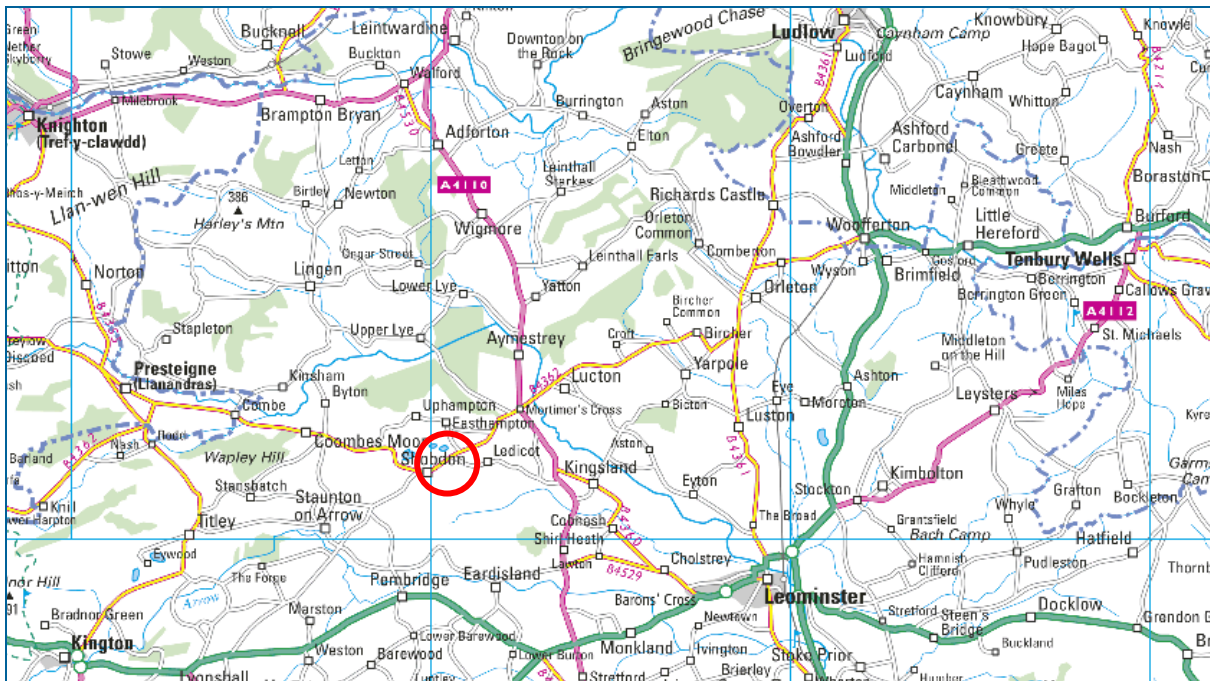
From Leominster turn right at Baron's Cross Road onto the B4360 Cholstrey Road. Follow road for about 3 miles and then turn right onto the A4110. Follow this road through Kingsland until you get to Mortimers Cross. Turn left at Mortimers Cross and follow B4362 until reaching the War Memorial, turn immediate left into Ledicot Lane and the site is located on the right hand side as indicated by the Agent's For Sale sign.

SOLICITORS

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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 JUNE 2017.



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