

Site for Two Dwellings at
Bircher, Herefordshire (OS ref SO4765NE)
Site Plan Scale 1:500 Dwg No RB2A

COBB
AMOS

replacement hedge planted to indicated dimensions
to give improved visibility

5774

existing lean-to demolished

Parking

18.600

3.500

access

existing access

existing single storey workshop
converted to form part of dwelling (Plot 1)

New Dwelling

Plot 2

New Dwelling

Plot 1

existing store converted
to Plot 1 garage

Gatehouse Farm

The Fold

Plot 2 At Leys Lane, Bircher, Herefordshire, HR6 0AY

Auction Guide
£100,000



For sale by PUBLIC AUCTION on 26th September is this building plot with outline planning permission for a detached house, in the heart of the village of Bircher with far reaching rural views.

Introduction

The plot (plot 2 on the plan) has the benefit of the full three year build allowance with the latest permission having been granted on the 22nd November 2018. The outline permission granted is for a detached house.

Planning permission

Outline planning permission was granted on the 22nd November 2018 with a 3 year expiration date. The permissions can be viewed on the Herefordshire Planning Portal using the application no. P181423/O.

Services

We understand that mains electricity and water are available nearby. We would advise that any interested party should make their own enquiries into this.

Please note that the owner of Plot 1 will reserve the right to connect into the drainage of Plot 2.

Location

This building plot is located in the popular hamlet of Bircher, which itself is on the doorstep of approximately 500 acres of beautiful National Trust land at Croft Castle. It offers superb walking and riding opportunities, and is also home to an abundance of wildlife. It is equidistance between the famous market towns of Ludlow and Leominster and also has the benefit of being in the catchment area of Wigmore High School. The larger market town of Leominster offers a wider range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

Viewings

The site is accessible for external observational purposes but all site visits should be booked with the agent.

Method of sale

The plot will be sold by auction on Thursday 26th September at 6pm sharp at Luctonians Sports & Social Club in Kingsland, unless previously sold. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack and solicitors

The auction pack will be available for inspection at least 7 days before the auction.

Solicitor: Rebecca Mainwaring of Lloyds Cooper, 28 South Street, Leominster, HR6 8JB / 01568 613236 / becci.mainwaring@lloydscooper.co.uk

Anti-money laundering (AML) requirements

To comply with the above you will be required to provide two pieces of valid ID per buyer on the evening of the auction. The ID required consists of a valid passport or photo card driving licence and a utility/bank statement showing your current address.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

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Plot 2 At Leys Lane
Bircher
Herefordshire

Summary

- Building plot
- Outline planning consent
- Detached house
- Far reaching rural views
- Village location
- For sale by Public Auction

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