



LAND AT BLISS HOUSE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7NA

An opportunity to acquire a development site with detailed Planning Permission consent for 11 houses situated in the popular rural village of Staunton-on-Wye, Herefordshire

For sale by Private Treaty.

johnamos
& Co

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INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale a development site with detailed Planning consent for 11 houses situated in the popular rural village of Staunton-on-Wye, Herefordshire.

This is a unique site with detailed consent, Planning No. 132968 for which conditions and reserved matters were approved on the 27th January 2014.

Staunton-on-Wye is an extremely attractive village, lying approximately 12 miles west of the City of Hereford and offers amenities including a new primary school completed in 2010, doctors' surgery and public house. The site is approached off a short privately owned road adjacent to Bliss House and into the development site and the Planning consent offers 7 spacious 3/4 bedroom houses all detached with garages together with 4 affordable houses which can be purchased either as a group of 11 or in 3 separate Lots.

SERVICES

Mains water, mains electricity and mains drainage available (mains drainage will require a pump onsite).

N.B. All of the overhead cables are to be removed from the site shortly and a new underground main placed through the centre driveway of the development and out onto the road across the drive at Bliss House.

Mains water and sewage, together with BT access are all available in the drive at Bliss House.

THE SITE

The site is a former farmyard and machinery yard with two remaining buildings which will be dismantled and removed by the current owners prior to completion. The concrete yard bases will remain onsite and the majority of the site is hardcore and is level and easily accessible.

SITUATION

Bliss House is situated on the edge of the village of Staunton-on-Wye and has existing housing to the south of the proposed site and open countryside and distant views to the North.

PLANNING PERMISSION

Planning has been granted for 11 dwellings with detailed Planning Permission for 3 3-bedroom properties, 4 4-bedroom properties and 4 2-bedroom social properties for sale at 30% discount agreed at £119,900.

ACCESS

The plot is conveniently accessed over an existing driveway off the quiet side road, alongside Bliss House and into the development site.

METHOD OF SALE

The site is to be offered for sale by Private Treaty.

For any enquiries of a legal nature please contact the Solicitors, see details below.

INFORMATION PACK

A full information pack is available online showing a full set of detailed drawings, Section 106 Agreement, Planning consent and any additional Legal documentation.

VIEWING

Viewing may take place at any reasonable time by prior appointment with the sole Agents, John Amos & Co. on 01568 610007.

Please note – in relation to the current detailed Planning information, the general site layout must remain as per the Planning although certain basic cosmetic alterations to the Planning may be acceptable, subject to prior consent from the Vendors. For further information on the Planning, please speak to Owen Hicks Architecture, 2nd Floor Offices, 46 Bridge Street, Hereford, HR4 9DG. Telephone: **01432 261152** or email info@oha-architecture.co.uk

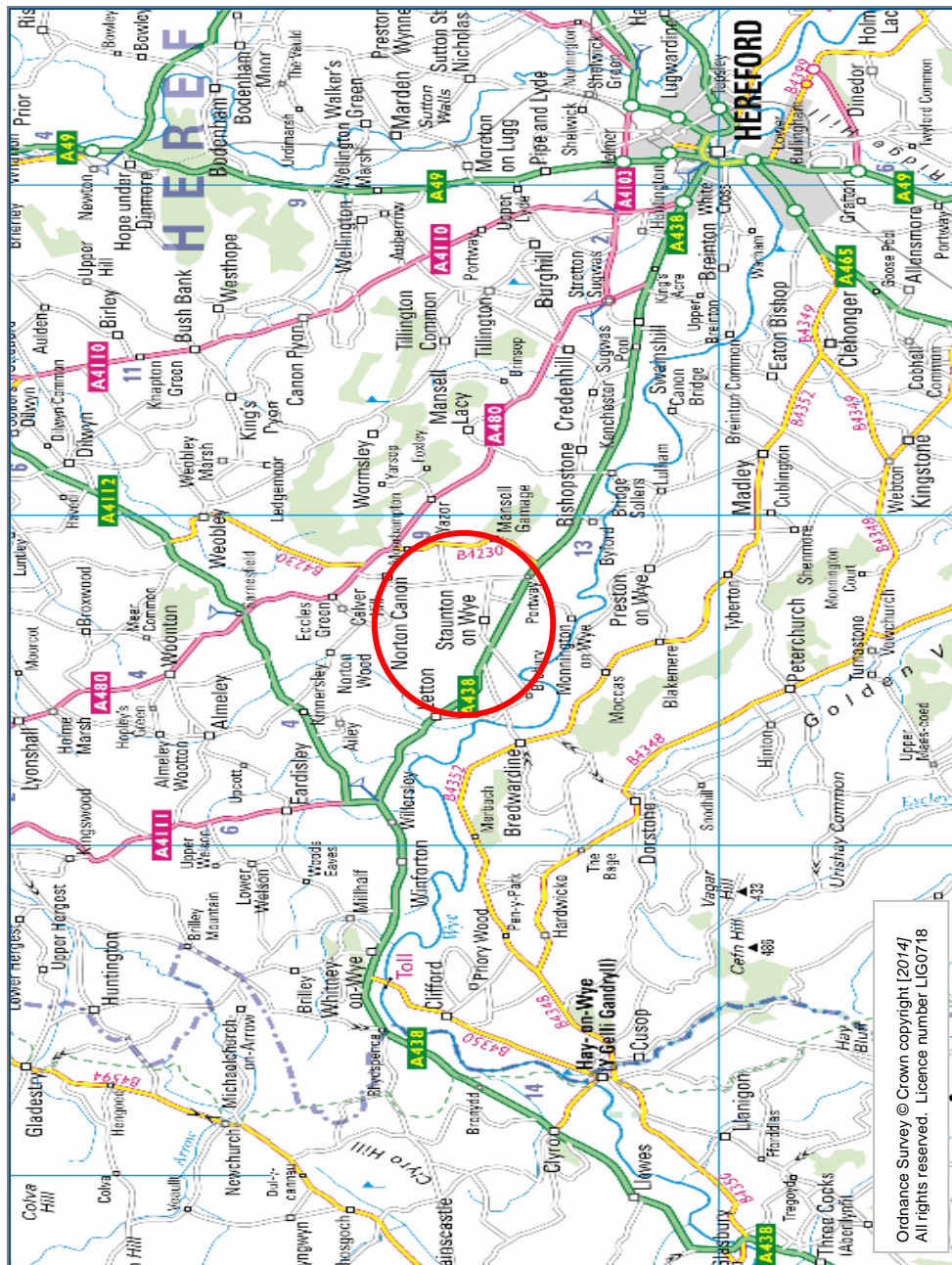
FURTHER DETAILS

For further details, please contact John Amos FRICS FAAV on **01568 610007 / 07813 601424** or email john@johnamos.co.uk

Solicitors

Nick Walker, Norris & Miles, 6 Market Square, Tenbury, Worcestershire, WR15 8BW
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LOCATION PLAN



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