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Development Site at The Balance, Titley, Kington, Herefordshire, HR5 3RU



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Guide Price £500,000

A site with Outline Planning Consent for five 4-bedroomed detached residential dwellings in a superb rural location on the edge of the hamlet of Titley, Herefordshire



INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this excellent rural site at Titley which offers a site with Outline Planning Consent for five 4-bedroomed detached dwellings on the edge of the rural village of Titley.

The site lies in the centre of the hamlet of Titley very adjacent to the renowned The Stagg Inn at Titley which is a Michelin star restaurant and lies just off the B4355 Kington to Presteigne road midway between the two market towns. Kington, Presteigne and Leominster are all within reasonable distance whilst the City of Hereford lies some 21 miles away. The City of Hereford offers superb facilities including excellent shopping, supermarkets, restaurants, public houses, racecourse, leisure centres, railway station, hospital, Cathedral, excellent primary and secondary schools and a range of professional services.

SERVICES

Mains electricity, mains water and mains sewerage are all adjacent to the site.

THE SITE

The site has planning consent for 5 x four bedroomed houses with the following floor area:-

Plot 1	185 sq.m	Plot 4	176 sq.m
Plot 2	167 sq.m	Plot 5	167 sq.m
Plot 3	167 sq.m		

There is presently an agricultural barn on the site which will be removed by the vendor within three months of completion unless the purchaser requests for this to be left on site and that is part of the tender bid.

There is an area of the yard which is not included shown on the plan along the boundary marked A to B and it is the intention of the owners to apply for planning for three 3-bedroomed and two 2-bedroomed units on this area of land.

The vendor will retain right of access adjacent to that boundary marked A to B into the adjacent field and also to be able to T into the additional land. A suitable fence from points A to B must be erected by the purchaser of the site upon commencement of the development.

PLANNING

Outline Planning Permission was granted on the 27th July 2016, under Planning Application No. 160581 by Herefordshire Council and a copy of the Planning.

The Reserved Matters have been held up for some time mainly in relation to the phosphates issue but we are advised that all of the planning matters have been agreed in principle subject to a final submission and we anticipate planning subject to phosphates credit allocation. Please see in the

Technical Pack that the site is very forward in the phosphate allocation list and these will be forthcoming at a reasonably early stage in principle. Please also note the most recent correspondence in relation to the phosphate confirming the site's place in the queue has been applied for and also setting out the phosphate credit value.

ACCESS

The site has good access off the main road just Kington side of The Stagg Inn at Titley and is approached via a metalled hard road which then bears right into the site.

METHOD OF SALE

The site is for sale by Informal Tender with all Tenders to be delivered by **Friday 23rd September 2022**.

All offers must be in writing on the attached form clearly stating the proposals as requested and delivered to either to the Agent's office, John Amos & Co, Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, HR6 0LX or by email to john@johnamos.co.uk.

Marked clearly "Tender for **Development Site at The Balance, Titley, Kington**".

Please note if you send your submission by email, please make sure that you have had a receipt for it before the Tenders close.

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.

TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared for the site by Mike Harries Consultancy & Estates LLP and is available via a WeTransfer link. Please request by email to sarah.holt@johnamos.co.uk.

VIEWING

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

FURTHER INFORMATION

For further details, please contact the Agent:-

John Amos FRICS FAAV

Tel: **01568 610007**
Mob: **07813 601424**
Email: john@johnamos.co.uk

SOLICITORS

Trudie Nicholas

T A Matthews Solicitors
Broadway House
32-35 Broad Street
Hereford HR4 9AR

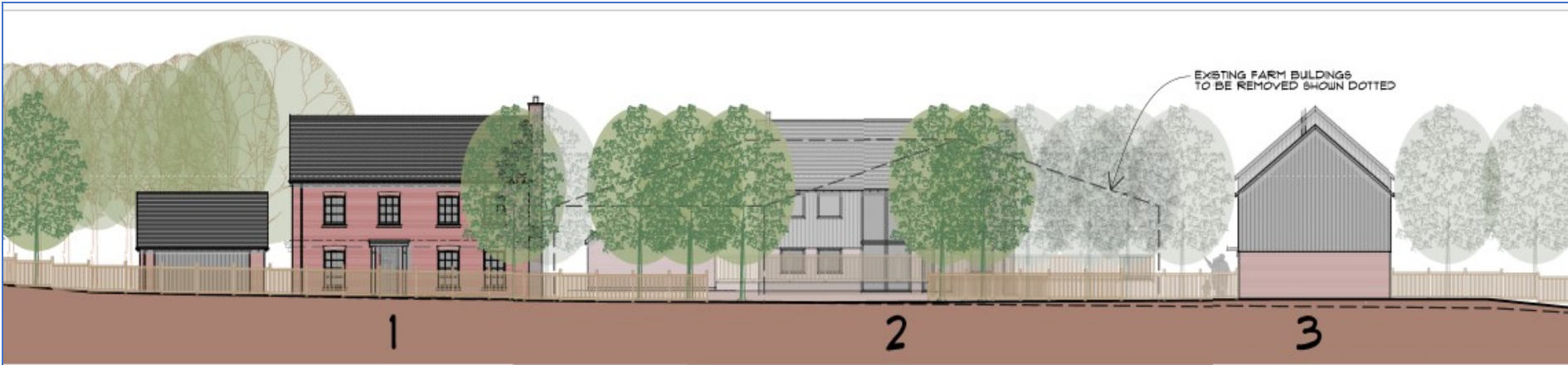
Tel: **01432 352121**
Email: t.nicholas@tamattthews.co.uk

DIRECTIONS

From Kington take the B4355 towards Presteigne and in the village of Titley immediately 50 metres before The Stagg Inn at Titley turn left and after about 50 yards the site is on the right (beware the turn is not on the junction immediately adjacent to The Stagg but prior to that). The site will be indicated by an agents For Sale board.



PROPOSED SITE SECTIONAL ELEVATIONS



SITE SECTION BB



SITE SECTION AA

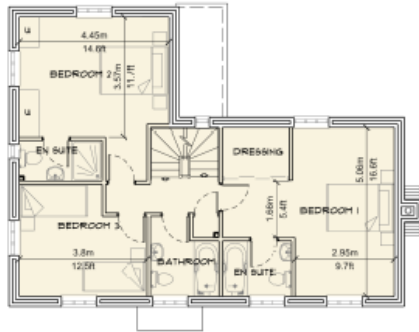
PLOT 1



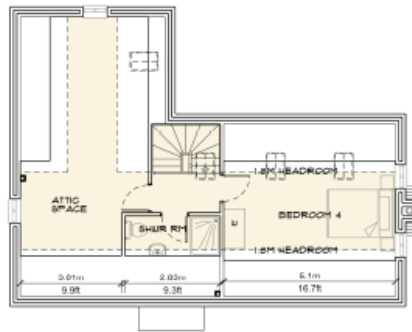
EAST ELEVATION



SIDE (NORTH) ELEVATION



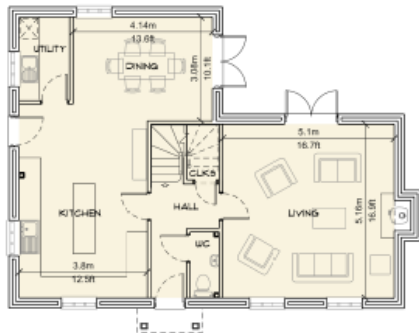
FIRST FLOOR PLAN
AREA - 71.0 SQ. M - 763.8 SQ. '.



SECOND FLOOR PLAN
AREA - 35.4 SQ. M - 380.8 SQ. '.



SIDE (SOUTH) ELEVATION



GROUND FLOOR PLAN
AREA - 75.7 SQ. M - 815.2 SQ. '.
TOTAL AREA - 185 SQ.M - 1,960 SQ.FT

REVISIONS



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LAND AT BALANCE FARM

EYWOOD LANE, TITLEY,
HEREFORDSHIRE
HR5 3RU

PLOT 1 PROPOSALS



SCALE @ A2	DATE	DRAWING NO.
1:100	JUNE 19	7218-1-21
DO NOT SCALE FROM THIS DRAWING		DRAWN BY: CE CHECKED BY: DB

Plot 2



Plot 3

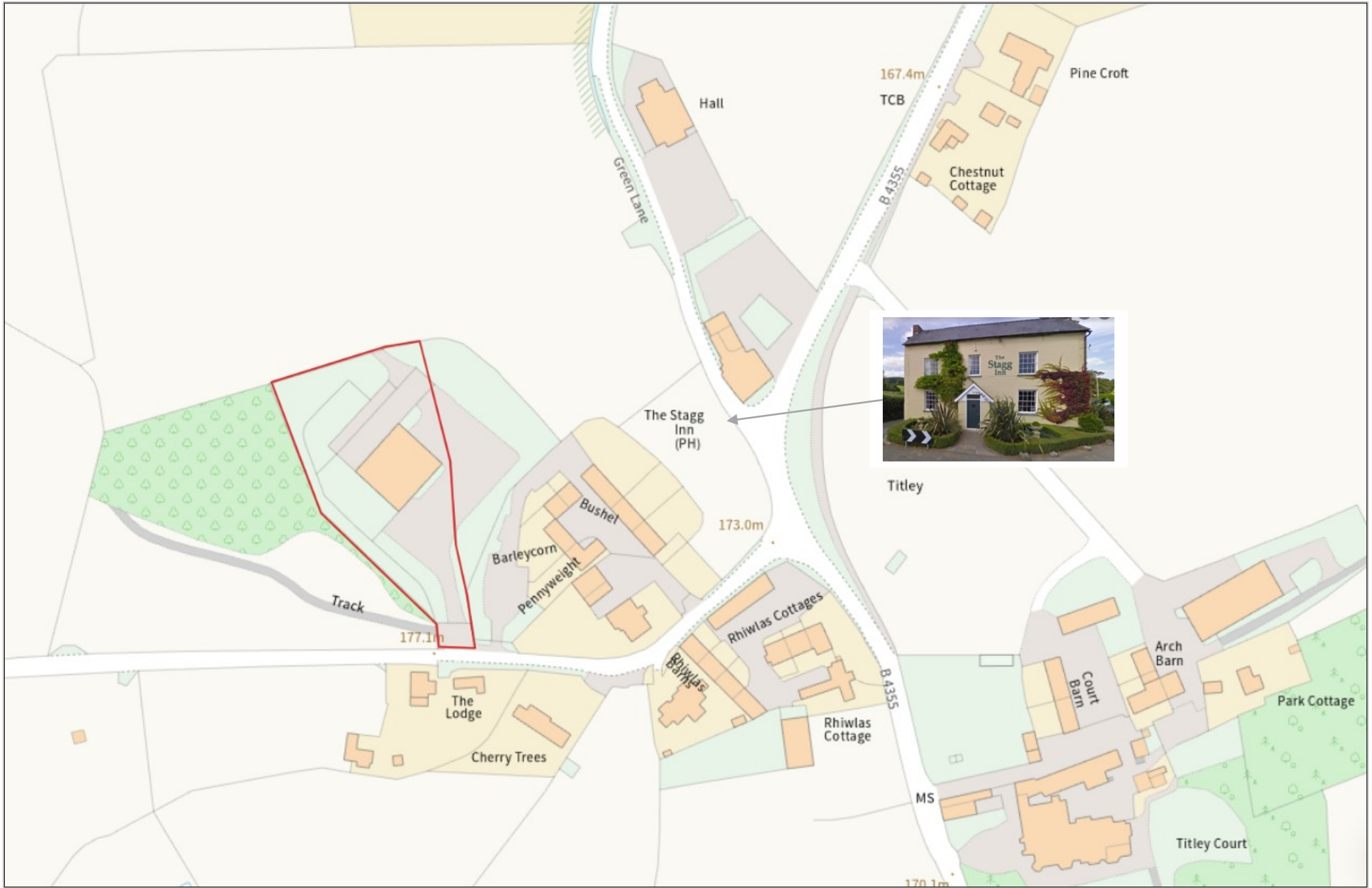


Plot 4

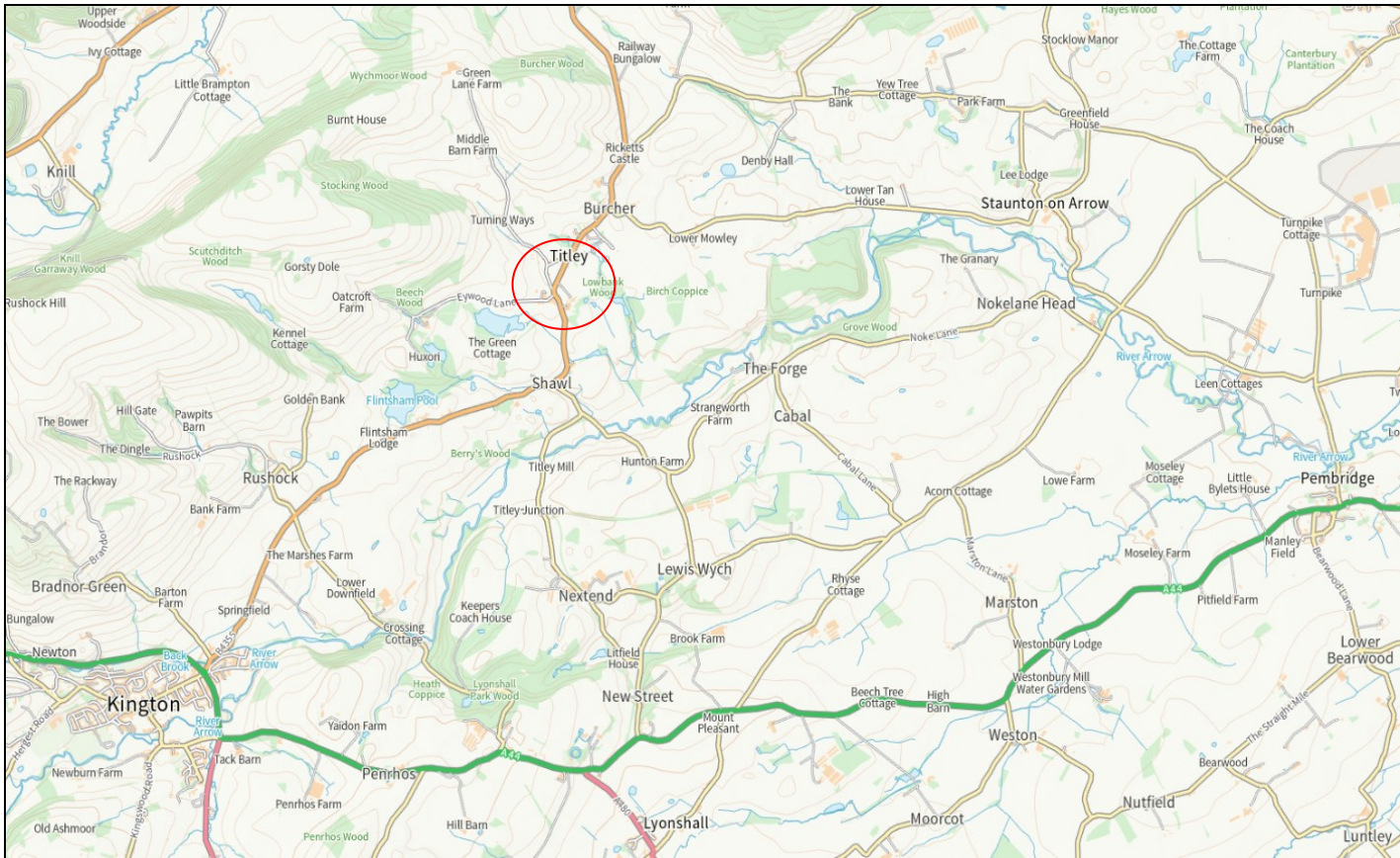


Plot 5





Not to scale



CONTACT

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Leominster Enterprise Park
Brunel Road

Leominster, HR6 0LX

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The Central
Association
of Agricultural
Valuers



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 AUGUST 2022.