



Plot 2, Leys Lane
Bircher, HR6 0AY

Guide Price
£90,000

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Plot 2, Leys Lane

Bircher

A potential building plot with lapsed outline planning permission (181423/O) for a detached house, in the heart of the village of Bircher with far reaching rural views. Potential purchasers are advised to make their own enquiries with the planning department at Hereford Council regarding any potential going forward.

- Building plot
- Outline planning consent
- Detached house
- Far reaching rural views
- Village location

Directions

From Leominster, head North out of town on B4361, passing through the village of Luston. After around one mile, there is an unsigned left hand turn at the top of a bank, followed by a junction which you follow straight over, continue through the village where the turning for Leys Lane can be found on your right hand side, the plot can be found shortly after on the left

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.

Introduction

Plot 2 Leys Lane, Bircher was subject to an outline application, granted in 2018 (181423/O refers), for the conversion of the stone barn to the immediate south to form a single dwelling, together with one new build dwelling on this portion of land. No reserved matters submission succeeded outline approval within the required time period and therefore this permission lapsed.

Planning permission

Outline planning permission was granted on the 22nd November 2018 with a 3 year expiration date. The now lapsed permission can be viewed on the Herefordshire Planning Portal using the application no. P181423/O. Potential purchasers are advised to make their own enquiries with the planning department at Hereford Council regarding any potential going forward.

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 potential 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 equidistant 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

