



PROPOSED FRONT ELEVATION 1:100  
(SECTION B-B)

Land To The Rear Of, 1, Broad Street  
Bromyard, HR7 4BS

Offers In Excess Of  
£100,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# Land To The Rear Of, 1 Broad Street

## Bromyard

\*RESIDENTIAL DEVELOPMENT SITE FOR SALE\*

- Town centre location
- Planning granted
- 5 residential units
- P180760/F

### **Directions**

Enter Bromyard from Leominster on the A44, start to proceed down the hill and take the left hand turn onto Sherford Street/B4203 signposted "Town Centre". Follow the road round and take the first left turn onto Broad Street. Continue down Broad Street and at the junction turn right, following the road to the right onto Rowberry Street. The site can be found to your left and is indicated by the Cobb Amos For Sale board.

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

This is an excellent opportunity to purchase a residential development site in the market town of Bromyard. The existing structure requires demolition.

There is no S106 or social housing requirement for this site.

## Planning Application

Planning granted for 5 residential dwellings.

Plot 1 476 sq ft.

Plot 2 592 sq ft.

Plot 3 & 4 398 sq ft.

Plot 5 419 sq ft.

Herefordshire Planning P180760/F

Plans and detailed documents can be found on Herefordshire Council's Planning Portal:

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_applications/id=180760&search-term=](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications/id=180760&search-term=)

## Services

We are awaiting for confirmation that all services are available close by for connection.

## Location

The property is located in the centre of the popular market town of Bromyard, which enjoys a wide range of amenities to include shopping, health, education, leisure and transport facilities. The town is conveniently situated just 15 miles from both the cities of Hereford and Worcester where larger shopping and leisure amenities can be found.

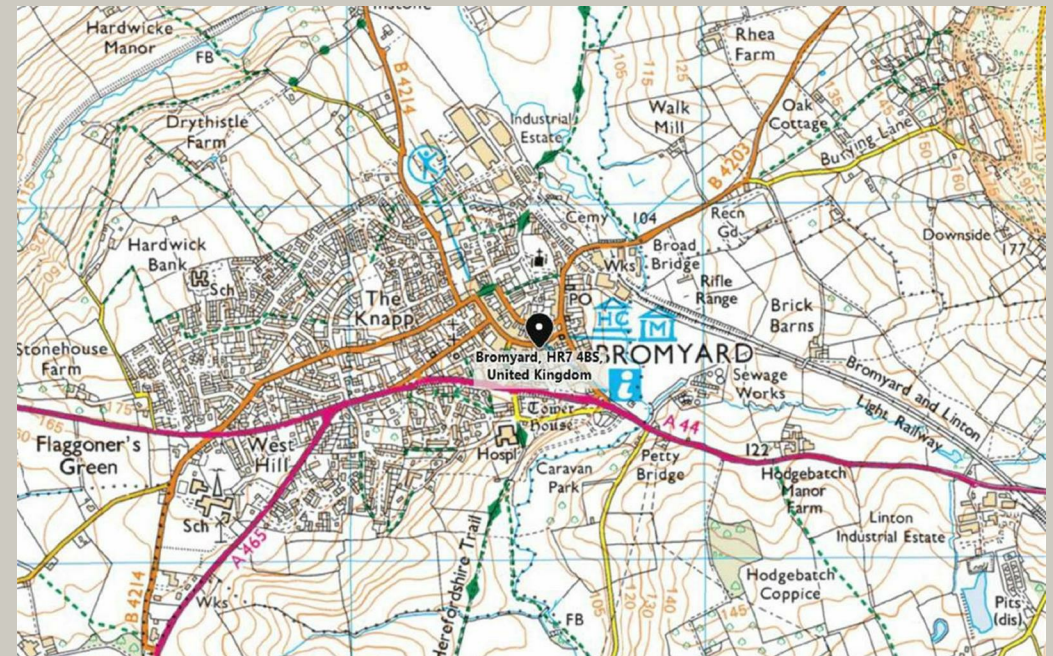
## Viewing Arrangements

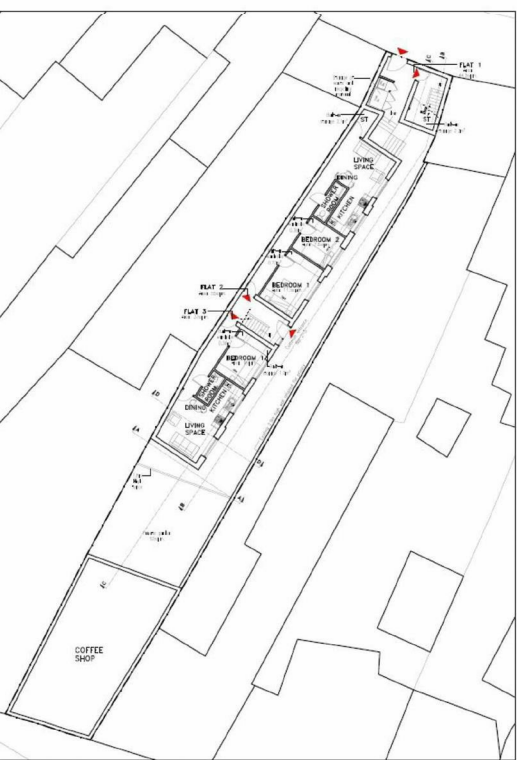
All site visits should be booked with the agent, Cobb Amos.

Please call us on 01584 874450 option 2, or email [landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com)

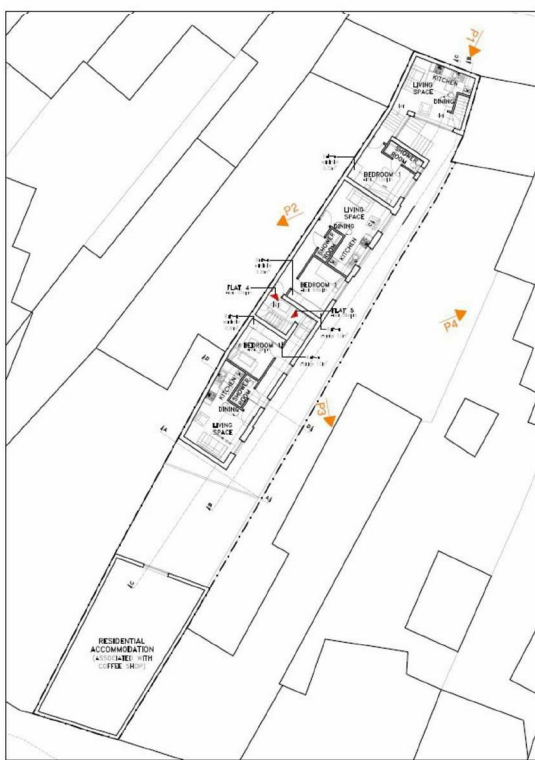
## Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01584 700648 to book your appointment.

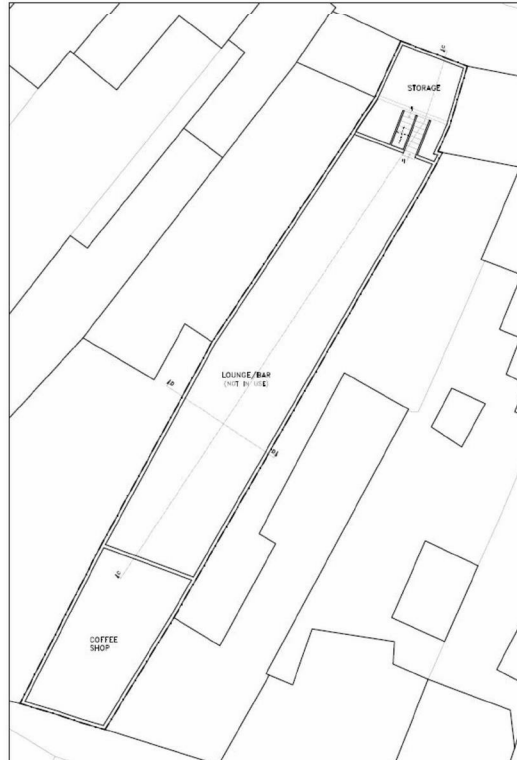




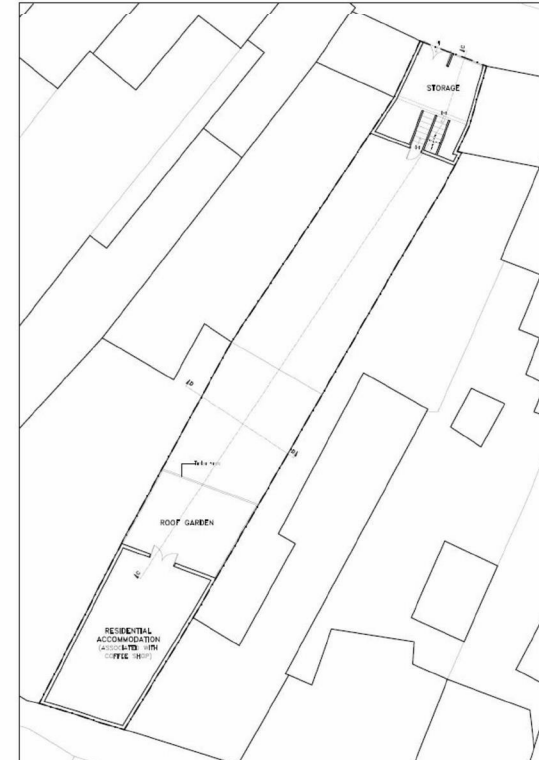
PROPOSED GROUND FLOOR PLAN 1:200



PROPOSED FIRST FLOOR PLAN 1:200



EXISTING GROUND FLOOR PLAN 1:200



EXISTING FIRST FLOOR PLAN 1:200

