

Building Plot Adjacent 48 Baysham Street, Hereford, HR4 0EU

Trivett Hicks are pleased to offer a rare opportunity to acquire a fabulous building plot, with permission granted for two one bedroom semi-detached properties. (subject to conditions). The plot is located in the popular residential area of Whitecross. (Planning Number: DCC060778/F).

Details of the approved permission can be downloaded from the Herefordshire Council planning website at herefordshire.gov.uk under application number 182804. The planning department can be contacted on 01432 260000.

SERVICES

It is believed that mains water, drainage and electricity are available close by however any interested parties should satisfy themselves as to the availability of services by making enquiries of the relevant authorities. The purchasers are responsible for all associated costs of providing such connections.

TENURE

Freehold

PLANNING PERMISSION

Details of the approved permission can be downloaded from the Herefordshire Council planning website at herefordshire.gov.uk under application number DCC060778/F. The planning department can be contacted on 01432 260000.

MONEY LAUNDERING REGULATIONS

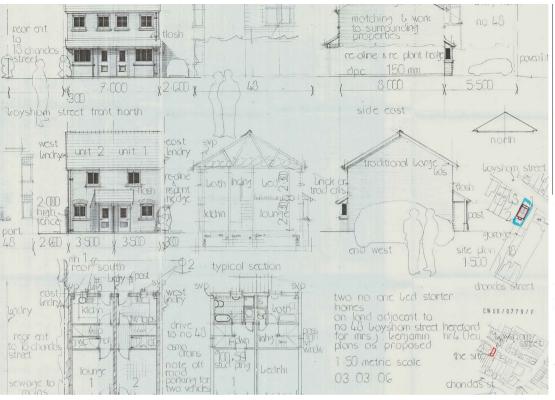
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,



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YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

ermission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

- If you are aggreed by the decision of your local planning authority to refuse permission for the procosed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 176 of the Town and Country Planning Act 1990.

 If you want to appeal, then you must do so within 6 months of the date of the Countrils decision. Both the date of the addition and the date of the appeals on an eleasy shown on the front of the inotice. From are are valuable from the Planning Act 1990.
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 The Secretary of State can allow a larger period for eight no stoce and a spoces. Dut he will not normally be recovered user. The Secretary of State can allow a larger period for eight no stoce and a spoces.
- there are special dircumstances which excuse the delay in giving notice of appear.

 The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted the state of the proposed development or could not have granted to the proposed development or could not have granted to the proposed development or could not have granted the state of the proposed development or could not have granted the state of the proposed development or could not have granted the state of the proposed development or could not have granted the state of the proposed development or could not have granted the state of the proposed development or could not have granted the state of the proposed development or could not have granted the proposed development or could not have granted the proposed development or could not have granted planning permission for the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed development or could not have granted planning permission to the proposed permission to t
- perimeters to a proposed vertexporters or could not have granted it without the conditions they imposed, having regard to the statution requirements, to the provisions of any development order and a ray directions given under a development order.

 In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require
 the Council to purchase his interest in the land is served and with the council in whose area the land is situated. This notice will require
- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the own
 may claim that he can neither put the land to a reasonably beneficial use in its existing state por render the land secretary.

of application: 7th March 2006 Application code: DCCW2006/0779/8

Proposed development

48 Baysham Street, Hereford, HR4 0E

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the approved plans and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general characte and amenities of the area.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1985 (or any order revoking and re-enacting that Order with or without modification), no extensions, windows, outbuildings or garages shall be erected or constructed on either promotiv authorised by this neariest.

INFORMATIVES:

- Your attention is drawn to the requirements of Part M of the Building Regulations 1991 in respect of the need to provide access and facilities for the disabled.
- This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
- Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

Work on an existing wall or structure shared with another property
Building a free standing wall or a wall of a building up to or astride the boundary with a
neighbouring property

Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the torms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the ODH publication The Party Wall Act 1996 - explanatory booklet. Copies are available from the Planning Reception, Blueschool House, Blueschool

The decision to grant planning permission has been taken having regard to the policies and proposals in the Hereford Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

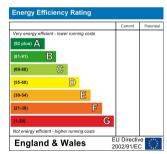
please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.vThese particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hereford Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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