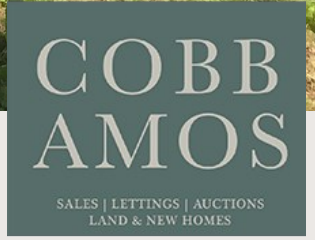




Plots at The Old Dairy, Kinnersley, HR3 6QD  
Offers In Excess Of £280,000



# Plots at The Old Dairy Kinnersley

A superb opportunity to acquire two building plots, planning application No 210511, to construct two and three bedroom barn style dwellings in a delightful rural location opposite Kinnersley Castle and being a similar distance from Hereford and Leominster. The plots can be purchased separately, please contact the Leominster office on 01568 610310 to discuss further.

- Planning permission for two units
- Application No 210511
- Stunning location opposite Kinnersley Castle
- Two bedroom Barn approx 1,279 sq ft GIA
- Three / four Bedroom Barn approx 1,855 sq ft GIA
- Secluded position
- Level site
- Virtually equidistant from Hereford and Leominster

## Material Information

**Offers In Excess Of** £280,000

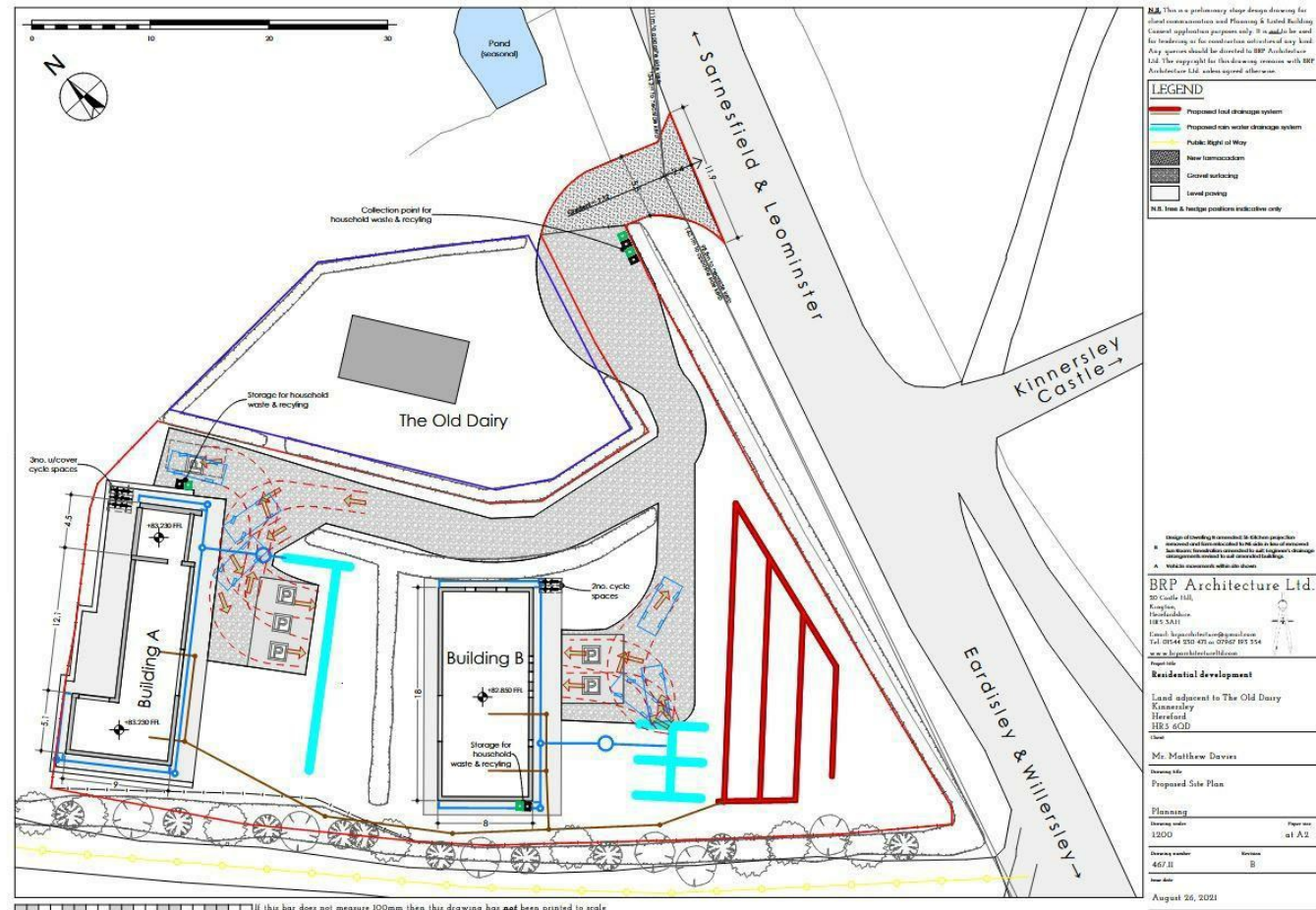
**Tenure:** Freehold

**Local Authority:**

**Council Tax:** Exempt

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Planning application No 210511, Land north of The Old Rectory, Kinnersley, Hereford, HR3 6QD, provides for the construction of two dwellings to replace former agricultural buildings to be demolished. The site is an attractive rural one opposite The Old Stables, St. James Church and Kinnersley Castle. The two proposed buildings comprise; Building B, a single storey two bedroom, two en-suite barn style dwelling of approximately 1,279 sq ft GIA with further accommodation featuring an entrance hall with cloakroom, sitting room, an open plan kitchen / dining / lounge and a utility room. Set to the rear of the site and alongside open farmland Building A is proposed as a two storey, three / four bedroom barn style dwelling of approximately 1,855 sq ft GIA featuring an entrance hall with cloakroom, utility and store off, a study / bedroom four, a large lounge of 26.6 sq m with double opening doors to a generously proportioned kitchen dining room with island and doors to the garden on the first floor three double bedrooms, the principle with an en-suite shower room, and a full width family bathroom with both bath and separate shower cubicle. Built as planned these buildings are set to be highly desirable modern homes in a stunning location. The plots do have the option to purchase separately.

## The area

Kinnersley is a Herefordshire village 5 miles east of the Welsh border and 10 miles north west of Hereford, Kinnersley is surrounded by mostly crops and orchards owned by local cider companies such as H P Bulmer. The scenery is outstanding with views of the Black Mountains and Hereford. Kinnersley Castle is one of many Marches castles built along the Welsh border, originally built of stone during the reign of Henry 1 of England it's appearance is now mainly Elizabethan.

## Services and Tenure

The property is to be sold as freehold.

Purchasers are advised to make their own investigations regarding services.

## DIRECTIONS

From Morrisons supermarket proceed left on the A44, Monkland Road, and continue onto A4112, the property will be seen on the right hand side opposite The Old Stables, St. James Church and Kinnersley Castle, with a driveway signed as The Old Dairy.



