

- KEY**
- Existing retained tree, RPA dashed green, Refer to tree survey dated June 2017.
  - Existing tree to be felled - Refer to tree survey dated June 2017.
  - New tree / planting to landscape designers specification.
  - Proposed asphalt surface to engineer's design.
  - Permeable block paving to LPA approval, to engineer's design.
  - Precast concrete paving slab, to LPA approval.
  - Proposed lawn/ soft landscaping to landscape architect's design.
  - Proposed shrub planting to landscape architect's design.
  - Proposed hedge planting to landscape architect's design.
  - Proposed 450mm knee high rail.
  - Proposed 1.2m high black powder coated galvanneal metal hoop top-railing.
  - Proposed 1.2m high close boarded fence with concrete posts and gravel boards.
  - Proposed 2.0m high close boarded fence with concrete posts and gravel boards.
  - Proposed LPG underground gas tank by specialist.
  - Space for Local Authority waste bin.

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 Ordnance Survey map Copying Licence Number 100020205  
 Jonathan Tasker Land Surveyors



11	Directed public footpath updated to 2000m wide	13-05-10	MS	MS	MS
12	Can shed noted as retained	13-05-10	MS	MS	MS
13	Can shed noted as retained	13-05-10	MS	MS	MS
14	Can shed noted as retained	13-05-10	MS	MS	MS
15	Can shed noted as retained	13-05-10	MS	MS	MS
16	Can shed noted as retained	13-05-10	MS	MS	MS
17	Can shed noted as retained	13-05-10	MS	MS	MS
18	Can shed noted as retained	13-05-10	MS	MS	MS
19	Can shed noted as retained	13-05-10	MS	MS	MS
20	Can shed noted as retained	13-05-10	MS	MS	MS
21	Can shed noted as retained	13-05-10	MS	MS	MS
22	Can shed noted as retained	13-05-10	MS	MS	MS
23	Can shed noted as retained	13-05-10	MS	MS	MS
24	Can shed noted as retained	13-05-10	MS	MS	MS
25	Can shed noted as retained	13-05-10	MS	MS	MS
26	Can shed noted as retained	13-05-10	MS	MS	MS
27	Can shed noted as retained	13-05-10	MS	MS	MS
28	Can shed noted as retained	13-05-10	MS	MS	MS
29	Can shed noted as retained	13-05-10	MS	MS	MS
30	Can shed noted as retained	13-05-10	MS	MS	MS

**Monkland, Herefordshire**
  
 Drawing Title: **Proposed Site Plan**
  
 Drawing Scale & Format: **1:200 @ A1**

Land to the left of Mill House, Leominster, HR6 9DB  
 Guide Price £375,000

SALES | LETTINGS | AUCTIONS  
 LAND & NEW HOMES

# Land to the left of Mill House Leominster

\*\*\* DEVELOPMENT LAND FOR THREE DETACHED DWELLINGS\*\*\*

Cobb Amos are delighted to present a beautiful parcel of land for sale with full planning permission and groundwork's started for three detached residential dwellings in the popular village of Monkland.

- Full planning permission granted
- Three detached dwellings
- Popular village location

Material Information  
**Guide Price** £375,000

**Tenure:** Freehold

**Local Authority:**

**Council Tax:** Exempt

**EPC:** (null)

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

Please note that the dimensions stated are taken from internal wall to internal wall.



*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.*

## Planning

This is an excellent opportunity to purchase a residential development site in the delightful village of Monkland. Planning permission has been granted and groundwork's on plot 1 have started.

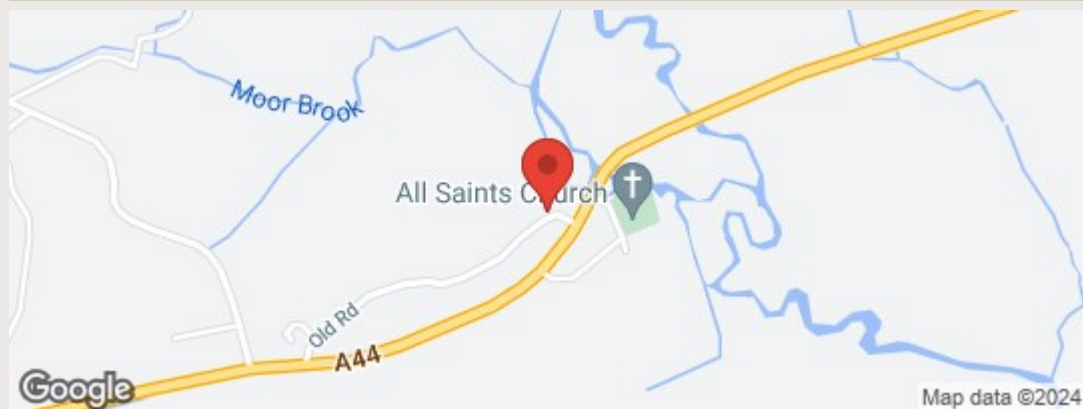
Further information can be found on the Herefordshire planning portal using reference: P192808/F

## Location

Located on the edge of the delightful village of Monkland, which offers a great base to explore the beautiful surrounding countryside and nearby 'black and white' villages. The historic market town of Leominster is located only 3 miles away which offers a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## DIRECTIONS

Leave Leominster on the A44 (Monkland Road), after approximately 1.5 miles turn right onto Old Road where the property can be located on the right hand side.





**KEY**

**FACING MATERIALS**

- Brickwork
- Rendering
- Paintwork
- Cladding
- Roofing
- Windows
- Doors
- Drainage

**NOTES**

1. All elevations are shown as finished elevations.
2. All elevations are shown as finished elevations.
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**FOR PLANNING**

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**K938-030(B)**

