

for sale

guide price **£700,000**



Land To The North Of Brookside Canon Pyon Hereford HR4 8NY

Freehold development land approx 1.3 acres with planning consent for demolition of existing commercial premises to facilitate residential development of ten market houses (6 detached and 4 semi-detached) together with associated road access. Estimated GDV of £3.62m. (Planning Ref: P151698/F).

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





directions to this property:

Proceed out of Hereford in a northerly direction along the A4110. Upon entering the village of Canon Pyon continue past the village centre where the site will be located on the left hand side just after the Canon Pyon Parish Hall.

To view this property please contact Connells on

T 01432 267 511
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23 King Street
HEREFORD HR4 9BX

Property Ref: HER315608 - 0002

Tenure: Freehold

EPC Rating: Exempt

view this property online [connells.co.uk/Property/HER315608](https://www.connells.co.uk/Property/HER315608)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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