



A Residential Development Site

2 Monkmoor Street | Hereford

BERRYS

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A Residential Building Site

2 Monkmoor Street | Hereford | HR1 2DX

2 Monkmoor Street

- Residential Development Opportunity
- Full Planning Permission for up to 10 apartments
- Central location within Hereford City
- Associated Parking

Description and Situation

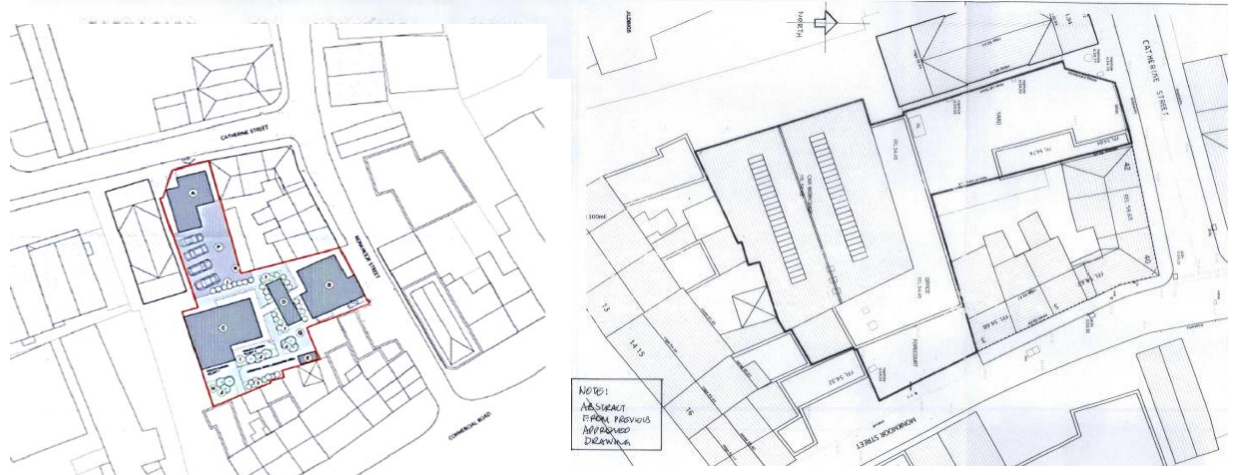
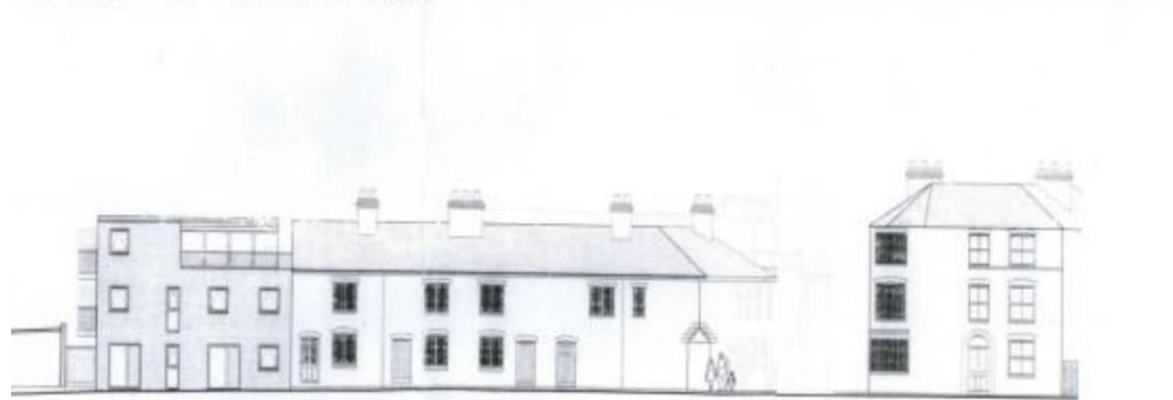
The site for sale on Monkmoor street is sold with planning permission for the a redevelopment scheme to include 10 flats and associated parking in an increasingly residential area close to the of the City.

Hereford offers a wide range of shops and services, including independent retail shops, public houses, supermarkets, a theatre and cinema, post office, doctors surgery and hospital. As well as excellent primary and secondary schools, the site offers further amenities in close proximity. Hereford is the location for England's newest university that opens in 2019 offering courses in Engineering and related studies.

Monkmoor Street benefits from being within walking distance from the city centre and has good road links to all routes out of the city centre, with the railway and bus station in very close proximity. From Hightown (City centre), head to Commercial Street, crossing over Bath Street onto commercial road turning right onto Monkmoor Street. The property is located on the left hand side 50 meters further.

The Sites & Planning Consents

Planning permission was granted by the County of Herefordshire District Council on 16th December 2019 under Reference (P193471/F), with the previous permission approved reference (P162584/F).



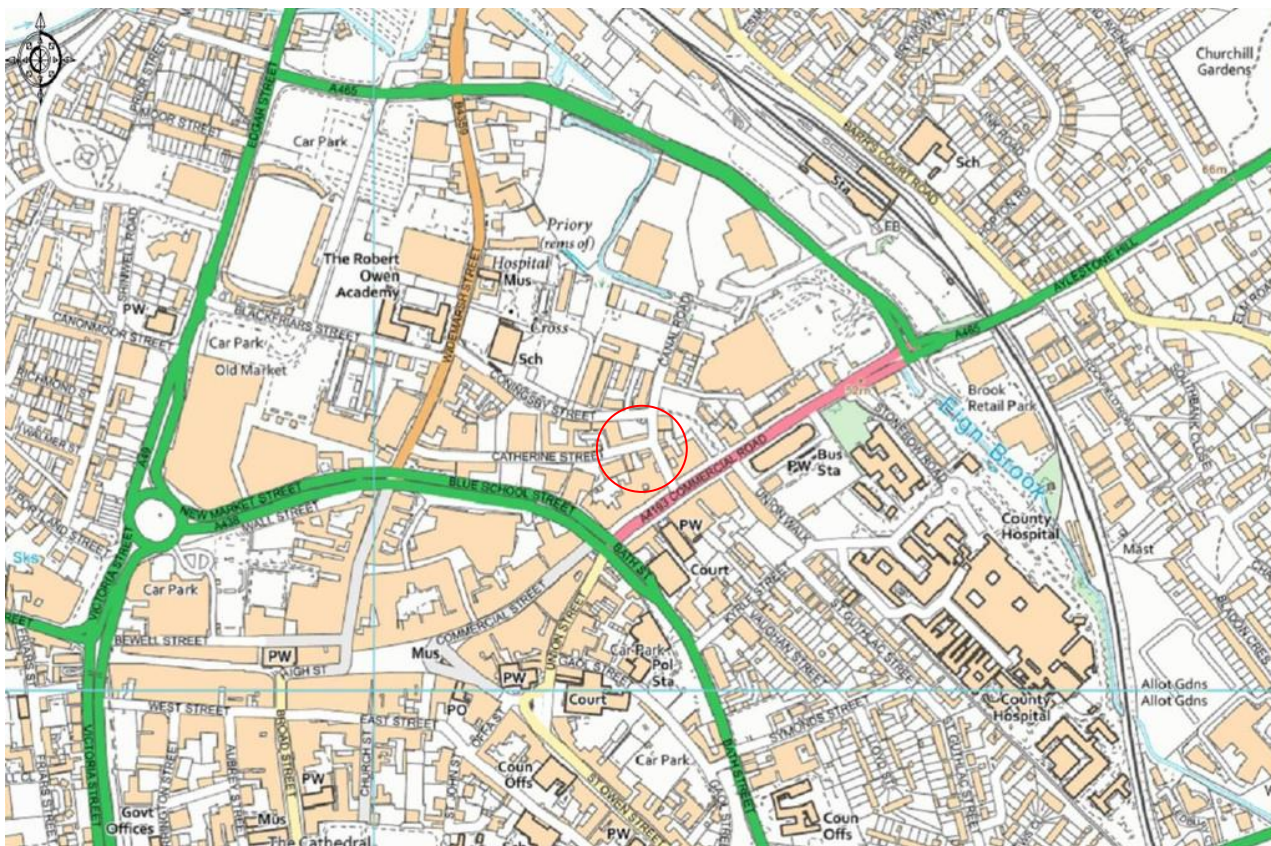
Tenure, Possession & Method of Sale

Covenants

The purchaser(s) will be responsible for satisfying and discharging all reserved matters and planning conditions contained within the Planning Decision.

Services

Wayleaves, Easements and Rights of Way



Access

The construction of these entrances will be the responsibility of the purchaser(s). The layout, lifts and doorways will accommodate wheelchair users to all living space entrances with access ramps in accordance with Part M of the current Building Regulations.

Viewing

By appointment with the selling agents Berrys, Shiretown House, 41-43 Broad Street, Hereford, HR4 9AR. Telephone: 01432 809830 Email: hereford@berrys.uk.com

Information Pack

An electronic version of the additional information pack can be obtained upon request to Berrys. Copies of the planning consents and drawings for each approval and site are also available on the Herefordshire Councils website:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search.

Method of Sale

The property is for sale via Private Treaty.

EPC

The EPC rating for this property is TBC.

Important Notice

Berrys, its clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

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4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Vicky Price

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