



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In a quiet south facing position approached off no-through York Road within walking distance of the town centre, all its amenities, and the two schools.

**A BUILDING PLOT
WITH LIVE PLANNING PERMISSION
FOR A TWO-STOREY DWELLING
HR7 4BD**



Comprising

TARMAC PARKING AREA ALREADY CONSTRUCTED

Offers over £100,000

A BUILDING PLOT, WITH LIVE PLANNING PERMISSION, FOR A TWO-STOREY DWELLING HR7 4BD

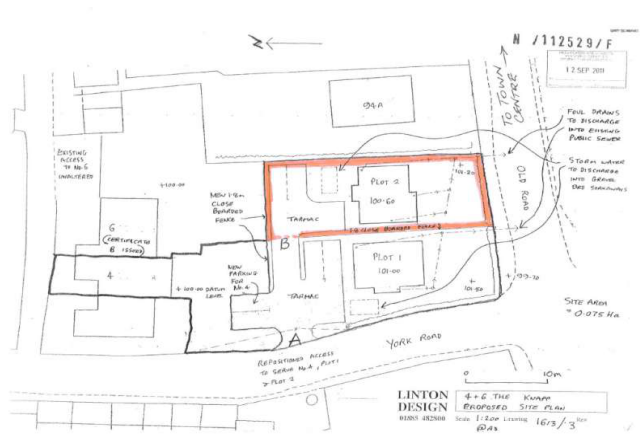
THE PLOT

This is in a south facing position of mainly level lawn bounded on the east side by a high trimmed hedge. On the west side a fence and the already built dormer bungalow. On the south side a trimmed hedge and bank down to Old Road.



Within the plot a tarmac area with supporting brick walls was constructed in 2018 and this comprises space to park two cars and a turning area.

PLAN A



This shows the boundaries of the plot coloured red.

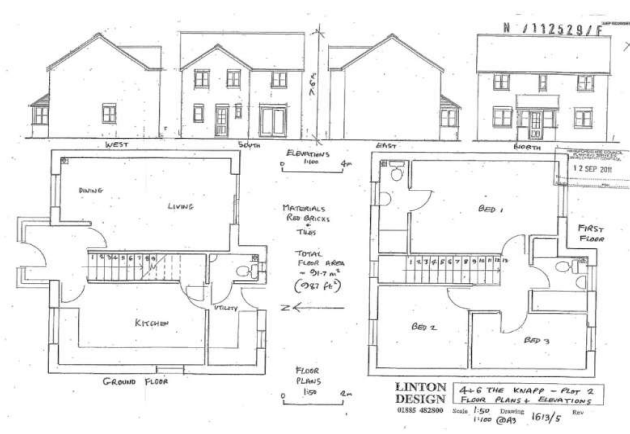
ACCESS

There is vehicular access from York Road to a right over a tarmac drive between the points A & B on PLAN A. This access is shared with two other properties.

THE PLANNING PERMISSION

Detailed planning permission was granted in 2011 for two dwellings on land described as 4 & 6 The Knapp – a copy of this permission is attached together with PLAN A showing plots 1 & 2. Plot 1 was constructed within the prescribed time period as this was one permission this protected the planning on Plot 2 which is now being offered.

FLOOR PLAN



The proposed floor plan for Plot 2.

N. B. A dormer bungalow was eventually built on Plot 1.

NEW FENCE

The purchaser of the Plot (Plot 2 on plan) will be required to erect a close board fence, 1.8 m high along the north boundary of the Plot within one month of the completion of sale.

SERVICES

These, we understand, are all in close proximity but interested parties should satisfy themselves by checking with the various utility providers.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003458

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.