



RESIDENTIAL BUILDING LAND

A FREEHOLD BUILDING PLOT LOCATED IN A POPULAR VILLAGE EXTENDING TO APPROXIMATELY 440SQM (PLUS DRIVEWAY) AND HAVING OUTLINE PLANNING CONSENT FOR A SINGLE DWELLING

Building Plot To Rear Of Tel Mandhar - Guide Price: £135,000

Beach Lane, Bromsberrow Heath, Ledbury, Herefordshire HR8 1PQ

Building Plot To Rear Of Tel Mandhar

Location

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Description

Situated in a very popular village, a residential building plot extending to approximately 440sqm and benefitting from OUTLINE PLANNING CONSENT for a single dwelling.

PLANNING PERMISSION

OUTLINE PERMISSION was granted by Forest of Dean Council in September 2021 for a single dwelling (planning reference number - P0998/21/OUT).

AGENTS NOTE

The purchase of the plot will be responsible for creating the new access driveway and fencing the new boundaries.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

Services

It is understood that mains water, electricity and drainage are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

Directions

From Ledbury take the A417 towards Gloucester. Continue for approximately 4 miles and take the second right hand turn to Bromsberrow Heath, signposted Beach Lane. Continue towards the centre of the village and Tel Mandhar will then be located on the left hand side with the plot being located to the rear.

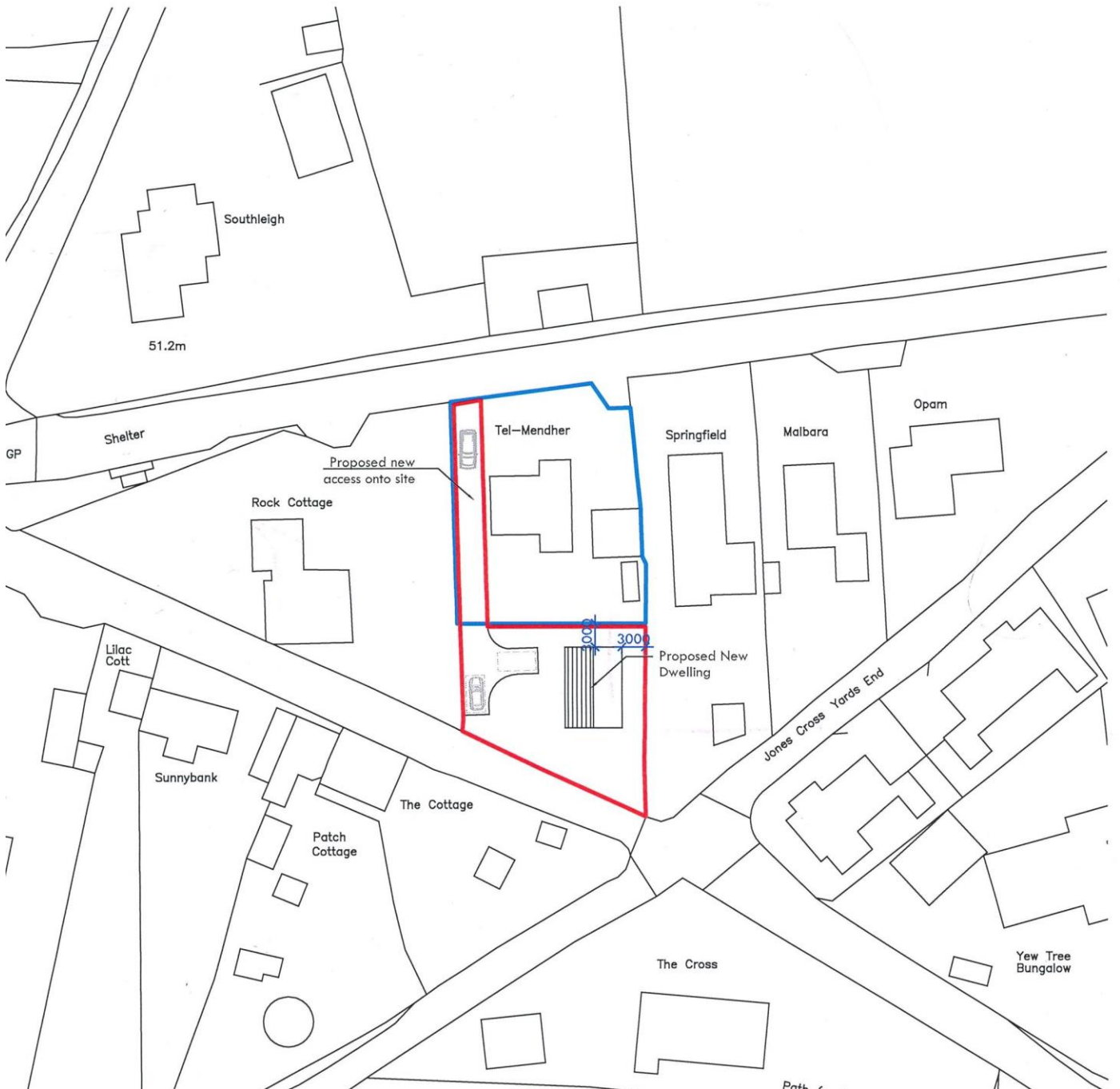
Viewing

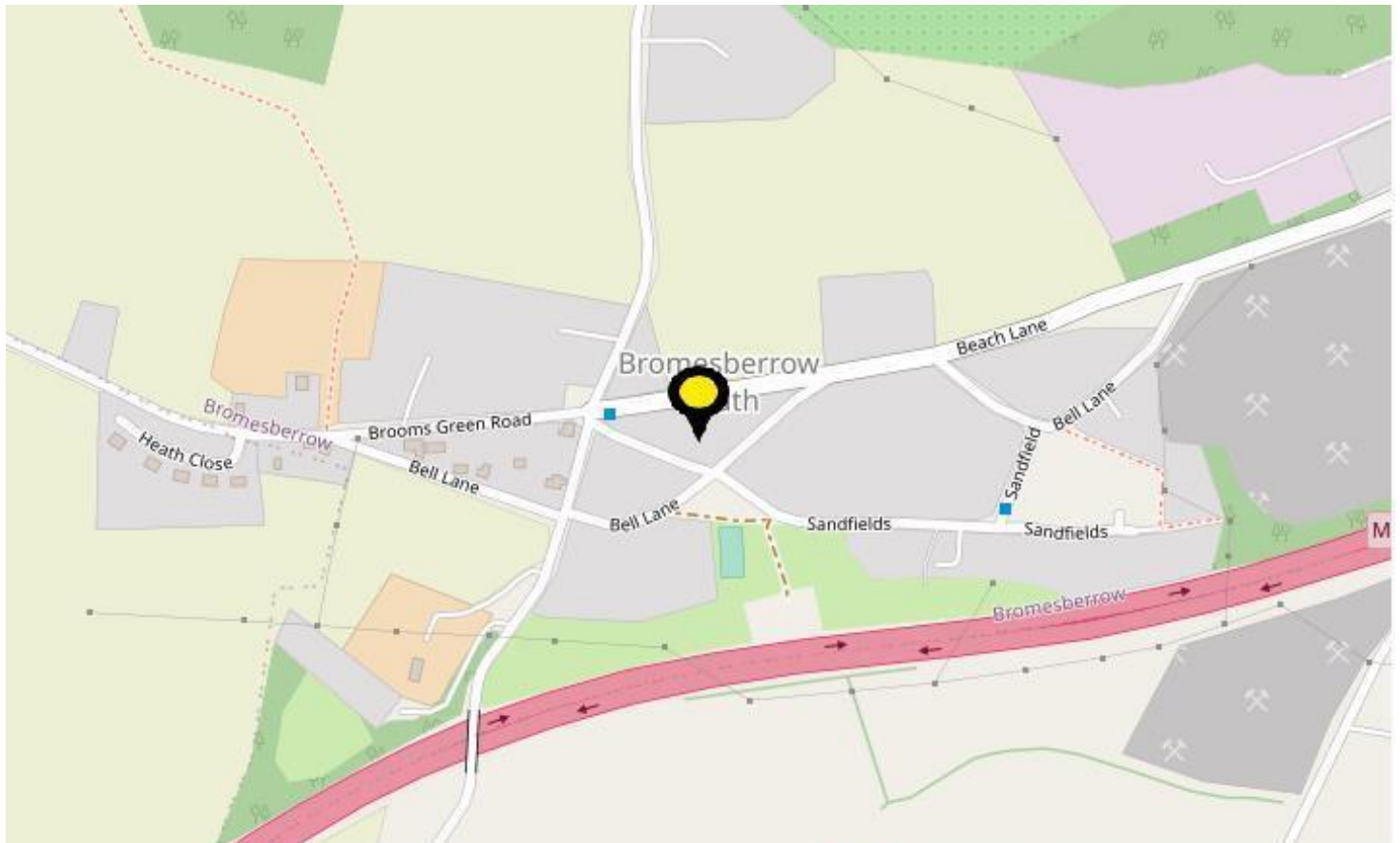
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.





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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.