



AN INDIVIDUAL FREEHOLD RESIDENTIAL BUILDING PLOT LOCATED CLOSE TO THE POPULAR TOWN OF LEDBURY EXTENDING TO APPROXIMATELY 0.3 ACRES AND HAVING THE BENEFIT OF PLANNING CONSENT FOR A 3 BEDROOMED DETACHED HOUSE

Building Plot Adj To Parkway House - Guide Price: £150,000

Little Woolpits Lane, Parkway, Ledbury, Herefordshire HR8 2JG



Building Plot Adj To Parkway House

Property Description

Backing onto woodland in the hamlet of Parkway a freehold building plot extending to approximately one third of an acre with the benefit of planning consent for a 3 bedroomed detached house.

Location

The plot is well-positioned for easy access to the M50 and lies on the outskirts of the popular town of Ledbury, which has a wide range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

PLANNING CONSENT

Outline planning permission was granted on appeal for the provision of one dwelling and associated vehicular access in July 2022 with approval of reserved matters being granted in November 2023.

Original Planning Application No: 212114

Appeal Decision: APP/W1850/W/21/3288048

Approval Of Reserved Matters Application No: 230680

Further details are available on the Herefordshire planning web site:

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

Services

It is advised that interested parties should make their own enquiries with the relevant authorities regarding the availability of serves for connection to the site.

Tenure

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

Viewing

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

Directions

Proceed out of Ledbury on the A417 Gloucester road and continue on to Parkway. At the crest of the hill turn left into Woolpits Lane and the new entrance to the site will be located immediately on the left hand side.

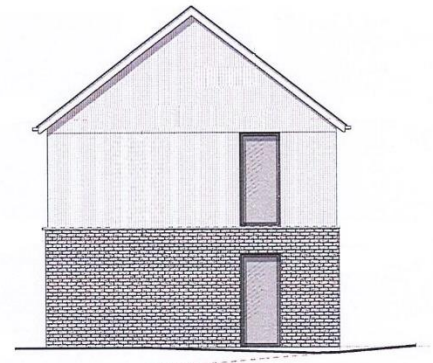
General

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.

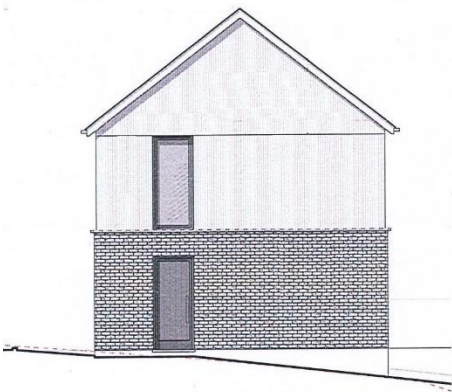
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally 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.



PROPOSED EAST ELEVATION



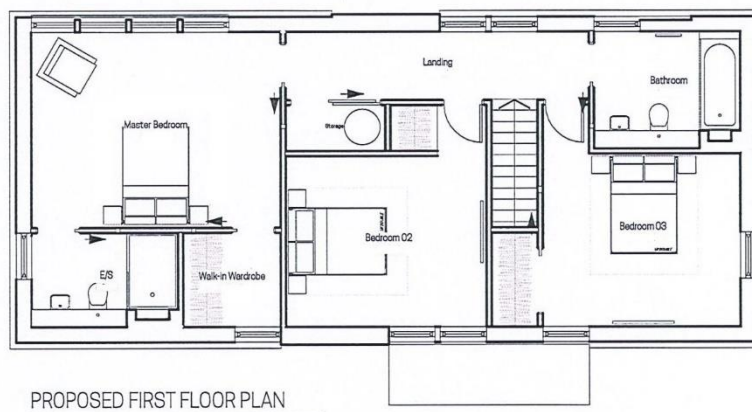
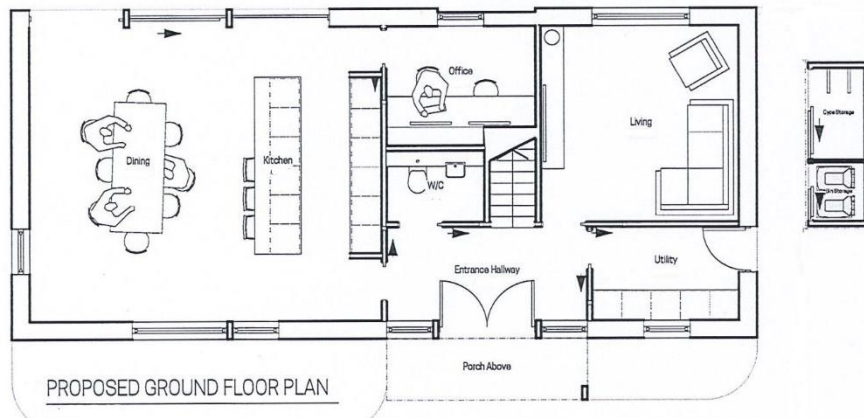
PROPOSED SOUTH ELEVATION

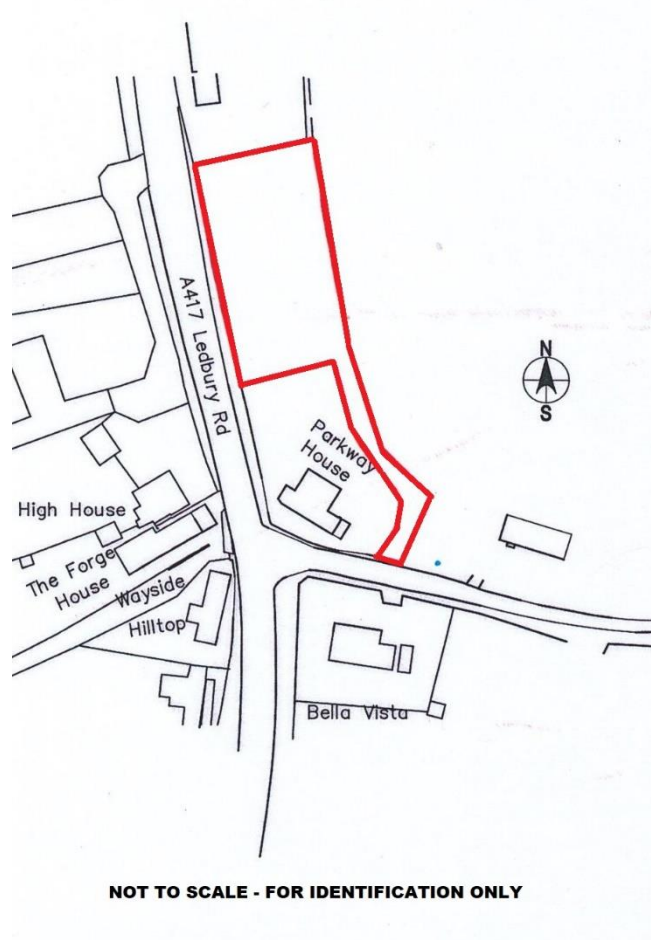


PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION





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01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.

