



STEVE GOOCH
ESTATE AGENTS | EST 1985



Stag House, 5 Henry Street Ross-On-Wye HR9 7AA



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£170,000

DEVELOPMENT OPPORTUNITY

NO ONWARD CHAIN

An Exciting Development Opportunity Located In The Centre Of Popular Ross Town Formerly Having Been The Stag Public House And Being Offered With Full Planning Permission To Convert Into A Unique Three-Storey, Three Bedroom Townhouse With Cellar.

Mains Services Are In Place And The Current Owners Have Replaced The Windows With Double Glazed Units. Permission Was Granted For Residential Use In 2011.

SERVICES

Mains water, drainage, gas and electric. Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Welsh water

LOCAL AUTHORITY

Council Tax Band: TBC
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold

DIRECTIONS

From the Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout, take the first exit onto the A40 bypass, and

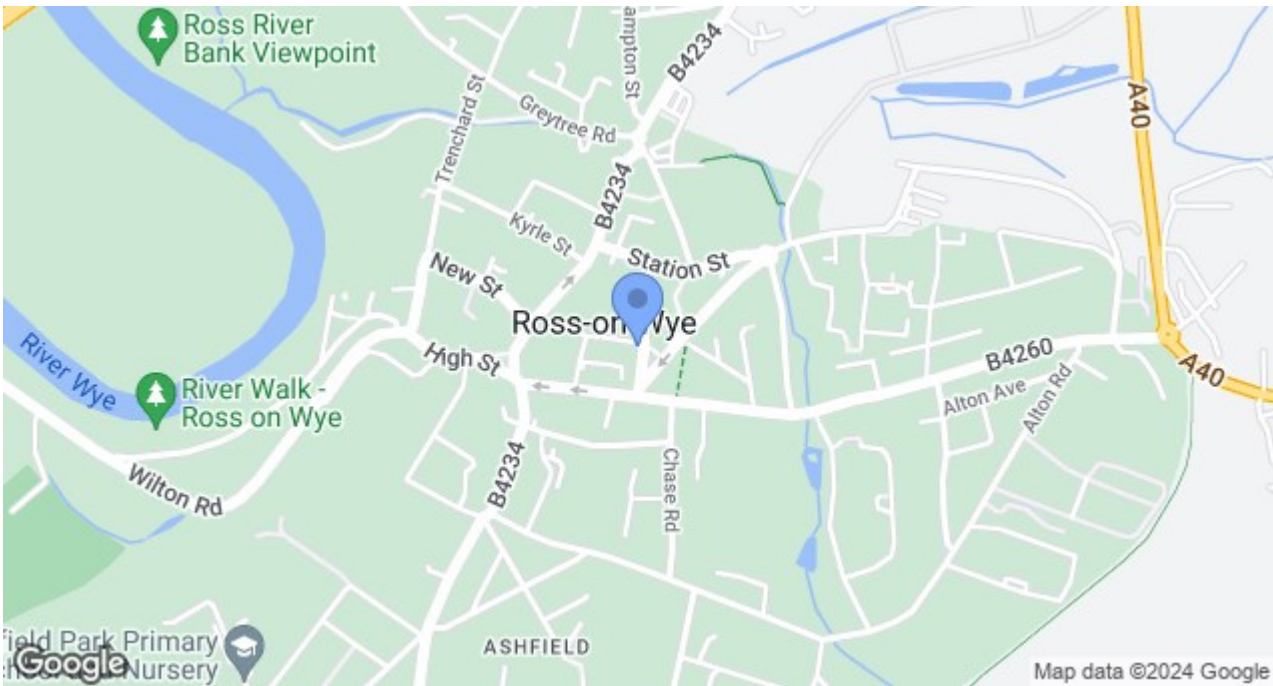
continue straight until reaching the Hildersley roundabout. Take the third turning onto the Gloucester Road and proceed until reaching the town centre. Upon reaching Clarke Roxburgh solicitors, take the turning right into Henry Street where the property can be found on the left hand side.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

