

**UNIQUE BUILDING PLOT WITH DETAILED PLANNING PERMISSION ADJACENT TO THE GRADE 1 LISTED CHURCH AND VIEWS BEYOND IN THE BEAUTIFUL BLACK AND WHITE VILLAGE OF WEOBLEY, HR4 8SQ**

**Guide Price £175,000**

A large building plot with detailed planning consent for a two storey, five bedroom dwelling and double garage situated on the outlined site.

**For sale by Informal Tender  
Tenders Closing at 12 noon on Friday 10<sup>th</sup> August 2018**

**johnamos**  
& Co

01568 610007  
johnamos.co.uk

## INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale by Informal Tender a unique five bedroom, two storey dwelling with Detailed Planning Permission.

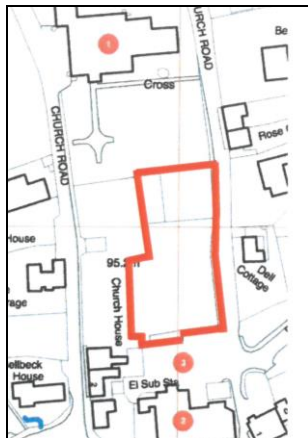
Weobley is a beautiful village and is part of the historic black and white village trail on the Welsh borders just 10 miles from the Cathedral City of Hereford and 10 miles from the Market Town of Leominster. As an historic village, it has many Listed timber-framed houses, some dating back to the 1400s. Weobley has a wealth of local amenities including shops, post office, butchers, doctor's surgery, restaurants and pubs also benefitting from primary and secondary schools.

## SERVICES

It is understood that mains water, electricity and foul sewer are adjacent to the plot and that Broadband is available in the village. Purchasers should satisfy themselves as to the specific locations.

## THE SITE

The site lies to the north of the former Red Lion Hotel in Weobley. The plot offered for sale is edged red on the approved drawing A.218 E.01 extending to some 0.1 hectares (0.3 acres).



## PLANNING

Detailed Planning Consent was granted for the site on the 29<sup>th</sup> June 2018 under Planning application number 180279. Further details of the planning can be viewed on the Herefordshire planning website or can be emailed to you from our offices in Leominster.

## OVERAGE

The Legal Transfer will contain a provision for payment to the Vendor of 30% of uplifted value in the event new planning permissions for additional dwellings are obtained within the plot curtilage, such provision to last for 20 years.

## METHOD OF SALE

The site will be offered for sale by Informal Tender and prospective bidders are invited to bid for the site for outright unconditional purchase.

Please also confirm your finance arrangements for purchase when bidding.

Bidders are invited to provide as much information as possible to support their bid and provide clarity to the Vendor enabling a decision to be made.

All offers must be in writing on the attached form clearly stating the proposals as requested and delivered to:-

## Mike Harries LLB (Hons)

John Amos & Co

Lion Court, Broad Street, Leominster, HR6 8LE

Marked clearly **"Tender for Building Plot at Weobley, Herefordshire"**. All tenders must be submitted in writing on the attached form by 12 noon on Friday 10<sup>th</sup> August 2018.

## MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

## VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.



## TECHNICAL INFORMATION PACK

The Agents have assembled a Technical Information pack to include detail in relation to the supporting reports used in the planning application, survey and other information. To request this, please email [sarah.holt@johnamos.co.uk](mailto:sarah.holt@johnamos.co.uk) for further details. Please contact the Agent Mike Harries on **01568 610007 / 07801 943994** or email [mike@johnamos.co.uk](mailto:mike@johnamos.co.uk)

## LEGAL INFORMATION

The successful bidder will be asked to sign a Contract within 30 days of acceptance of the bid.

## SOLICITORS

**Mr Anthony Mears**

H Vaughan Vaughan & Co

Manchester House

Builth Wells, Powys, LD2 3AD

**Telephone:** 01982 552331

**Email:** anthony@hvaughan.co.uk

## DIRECTIONS

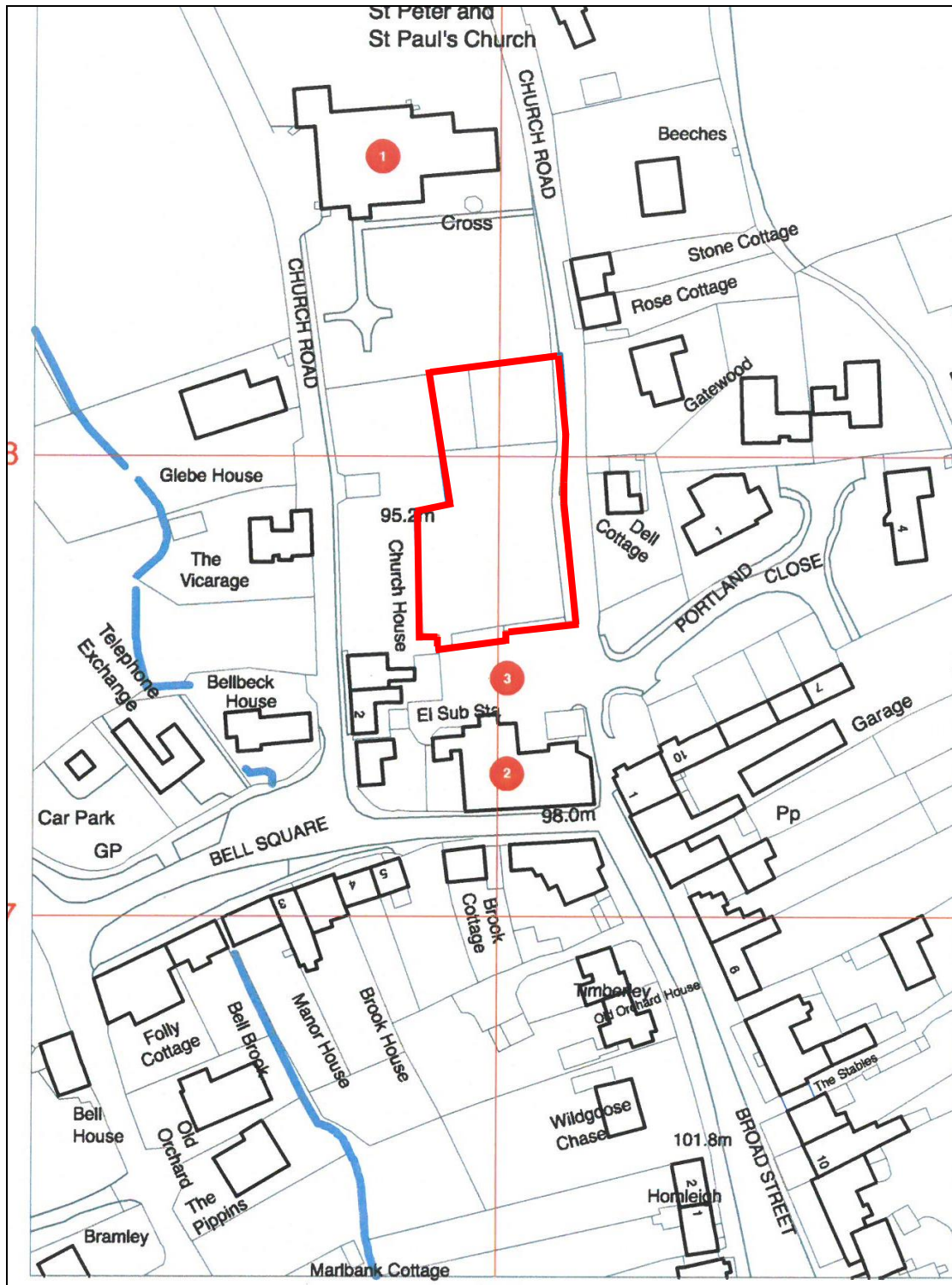
From Leominster, take the A44 through Bargates and continue along the A44 and A4112 for 8 miles. Turn left onto the B4230 / Kington Road signposted for Weobley, drive along Meadow Street and then turn left into Bell Square. Follow the road until you reach the Red Lion / Lal Bagh restaurant on the left hand side, turn left into Church Road and the building plot is on the left hand side denoted by the Agent's For Sale board.

## PROPOSED SITE





## SITE LOCATION AND BLOCK PLAN



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared JULY 2018.



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