



Sunderlands

Residential Rural Commercial

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Development Land at the former Yeomans Coach

Canon Pyon, Hereford, HR4 8PE

Asking Price £800,000



For Sale by Private Treaty

A good-sized low-density site with Detailed Planning Consent for the demolition of the redundant commercial premises to facilitate the residential development of 10 market dwellings. The site area extends to approximately 0.5 of a hectare (1.22 acres) with a very good road frontage.



Description

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Situation

The development site is situated on the northern fringe of the popular village of Canon Pyon, approximately 7 miles north of the city of Hereford and some 8 miles south of the market town of Leominster. The village itself has an excellent range of local amenities including primary school, church, public house/restaurant, village shop, post office and village hall.

The site itself has an outlook over open countryside and is within easy walking distance of many rural walks and beautiful open countryside.

Services

Mains water, electricity and foul drainage are available for connection.

Planning Permission

Planning Permission was originally granted under application code 151698 for the demolition and construction of 10 dwellings. This application was approved on 12th October 2016 comprising of full detailed consent with Haste house type layouts.

The application also incorporated design and access statement, a flood risk assessment, ecological survey, ATC survey and desktop contamination report.

Subsequent applications and determinations are as follows:-

193306 being the approval of details reserved within the earlier consent and included habitat protection and enhancement scheme, method statements and validation plans for the demolition and site clearance.

202218 – Dishcharge of condition correspondence and topographical survey.

214625 – Further application for removal of conditions contained within the original consent in respect of drainage, including all correspondence with Welsh Water.

Full details of all of the above are available on the Herefordshire Council planning portal.

Directions

Proceed out of Hereford in a northerly direction along the A4110. Upon entering the village of Canon Pyon continue past the village centre where the site will be located on the right hand side, being the former bus depot.

Viewing

Contact the joint agents Sunderlands 01432 356161 and Jacksons 01432 344779 to arrange a suitable time.

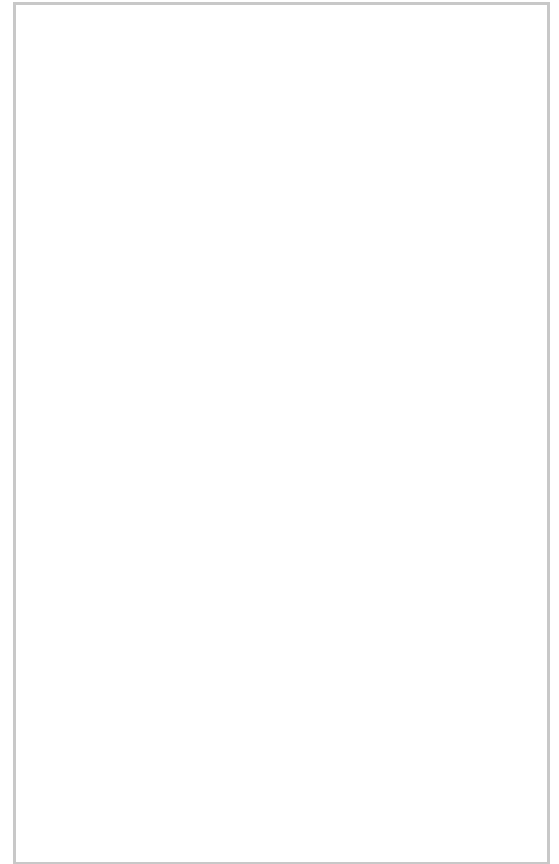
Agents Note

Further details and all communication via the joint selling agents.


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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