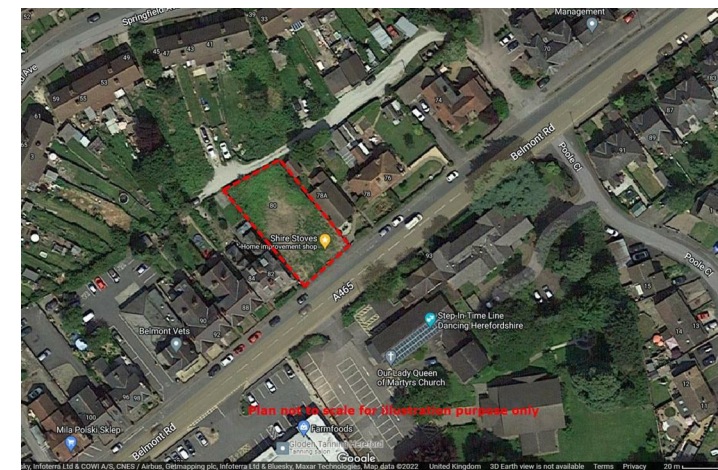




FRONT (SOUTH EAST) ELEVATION



80 BELMONT ROAD
HEREFORD HR2 7JS

£350,000
FREEHOLD

Superb development site within easy reach of the City with Detailed Planning Consent for 10 Apartments, 8 Parking spaces. All main services available.



80 BELMONT ROAD

- 10 Apartments, 8 Parking Spaces
- South of the City
- All main services available
- Detailed Planning Consent
- Superb Development Site
- Easy reach of City

Full Description

Superb development site within easy reach of the City with Detailed Planning Consent for 10 Apartments, 8 Parking spaces. All main services available.

THE SITE

This superb development site is conveniently located, on the A465, about 3/4 of a mile from the City centre and near to a range of local amenities, including Asda supermarket and the Hereford swimming pool and Bishops Meadows playing fields. The site is level and extends to approximately 0.16 acres and has been cleared in readiness for development.

PLANNING PERMISSION

There have been Planning Applications on the site and the most recent of which being approved on the 14th October 2021 (application number 211919) for the construction of a 2/3 storey building providing 10 apartments (9 x 1 bedroom and 1 x 2 bedroom) with 8 associated parking spaces to the rear. Plans are available on our website www.flintandcook.co.uk or more detailed plans are available on the Herefordshire Council Planning Portal.

SERVICES

It is understood that all mains services are available onsite but may be subject to re-connection charges and prospective purchasers must satisfy themselves as to the cost/availability.

TENURE

Freehold with vacant possession upon completion.

GUIDE PRICE

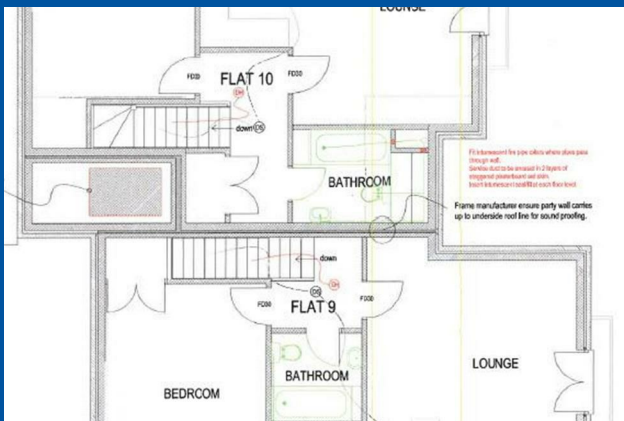
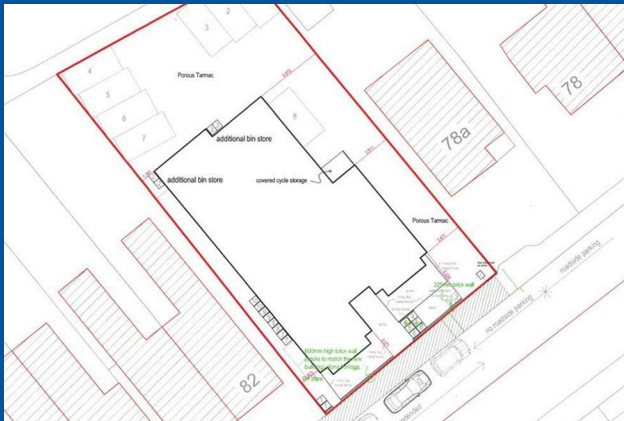
£400,000.

VIEWING

Viewing is by site inspection.

DIRECTIONS

From our offices proceed into King Street and then into St Nicholas Street and at the traffic lights turn left and proceed over the river bridge and, at the Asda roundabout, take the 2nd exit towards Abergavenny on the A465 and the site is located on the right-hand side, as indicated by the Agent's FOR SALE board.



80 BELMONT ROAD




SIDE (SOUTH WEST) ELEVATION



SIDE (NORTH EAST) ELEVATION



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

EPC Rating: **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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