



**Land Adjacent To The Cottage, Lower Eggleton
Ledbury**



Regulated by

Guide Price
£395,000

Lower Eggleton is a quiet rural hamlet set within the picturesque Herefordshire countryside, surrounded by open farmland and scenic walking routes. The area offers a peaceful village lifestyle while remaining conveniently located for nearby market towns such as Ledbury and Ross-on-Wye, providing a range of shops, schools and amenities. Good road links connect the area to the M50 and surrounding routes, making it ideal for those seeking countryside living with practical accessibility. An excellent opportunity to acquire a development plot with planning permission granted for **three detached four-bedroom dwellings**, each extending to approximately **1,650 sq ft**. The site occupies a generous plot of approximately **0.56 acres**, with the additional benefit of potential to acquire further land by separate negotiation. The approved plans provide for **four bedrooms and two bathrooms** to the first floor, including a principal bedroom with en-suite. The ground floor accommodation comprises an open-plan kitchen/dining area, together with a separate sitting room, study and utility room.

Access is via a **shared driveway** from the main road, with **individual off-road parking** and **detached garages** provided for each dwelling.

There is to be a shared driveway from the main road with separate off road parking to each property and detached garages for each unit.

Severage will be to a shared private drainage field which will need to be fully installed by any purchaser.

There is also the opportunity to acquire the plots individually at a market value of £160,000.

Planning Application number: P223212/E

Planning Services

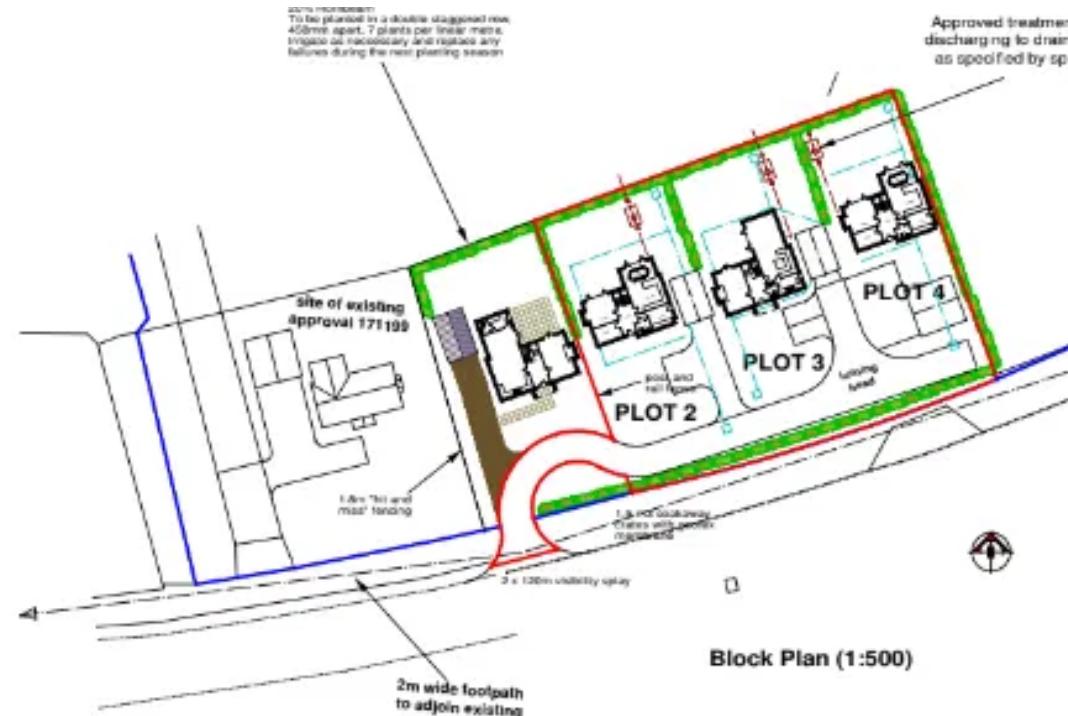
It is understood that mains water and electricity are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

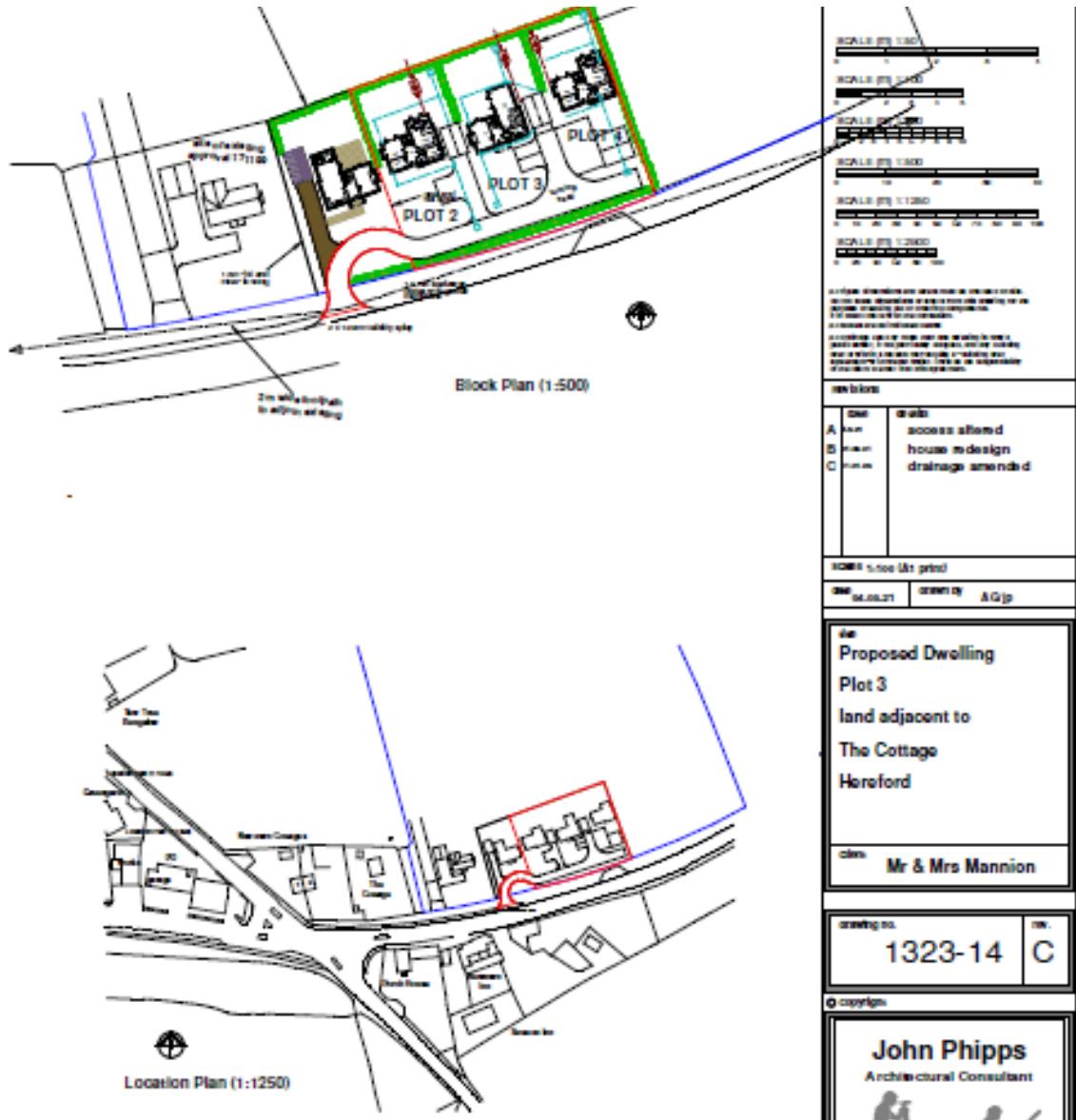
Tenure The property is Freehold and offered with the benefit of vacant possession on completion.

Viewings By appointment to be made through the Agent's Malvern Office. Tel: 01684 892809

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.

Directions Exiting Ledbury via the A438 head due West until reaching the Trumpet cross roads. Take the right hand turning onto Ashperton Road and continue through the village of Ashperton and Stretton Grandison until you reach the Newtown Cross Road with Texaco garage opposite and on the left hand side. Turn right at the cross roads where the plot can be found shortly on your left hand side.





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.

Ledbury Sales

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