

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

Building Plots at Cold Green Farm

HR8 - Guide Price £450,000



Regulated by

RICS[®]

A rare opportunity to acquire a prime residential development site with the benefit of full planning permission for the construction of three dwellings, occupying a delightful rural setting and just a short drive from the sought-after village of Bosbury.

An exclusive rural development occupying the site of a former agricultural steel barn, the plot benefits from planning permission granted by Herefordshire Council (Application Ref: **P231887/F**) for the demolition of the existing agricultural building and the construction of an exclusive development of three new homes.

The approved scheme has been carefully designed to respect the rural character of the site while enhancing the setting, creating an attractive and sympathetic development within an established countryside location.

Comprising full planning consent for **two semi-detached, four bedroom properties** and one detached **four bedroom, four bathroom home**.

The nearby village of Bosbury is regarded as one of Herefordshire's most attractive villages, surrounded by rolling countryside yet conveniently positioned for Ledbury, Malvern, Hereford and the M50 motorway. The area is renowned for its rural charm, excellent walking and riding, strong village community and attractive period properties.

Planning - Full planning permission has been granted by Herefordshire Council under application reference **P231887/F**. Copies of the decision notice, approved drawings and associated planning documents are available upon request or via the Herefordshire Council Planning Portal.

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.

Viewing - By appointment to be made through the Agent's Ledbury Office, Tel: 01531 634648

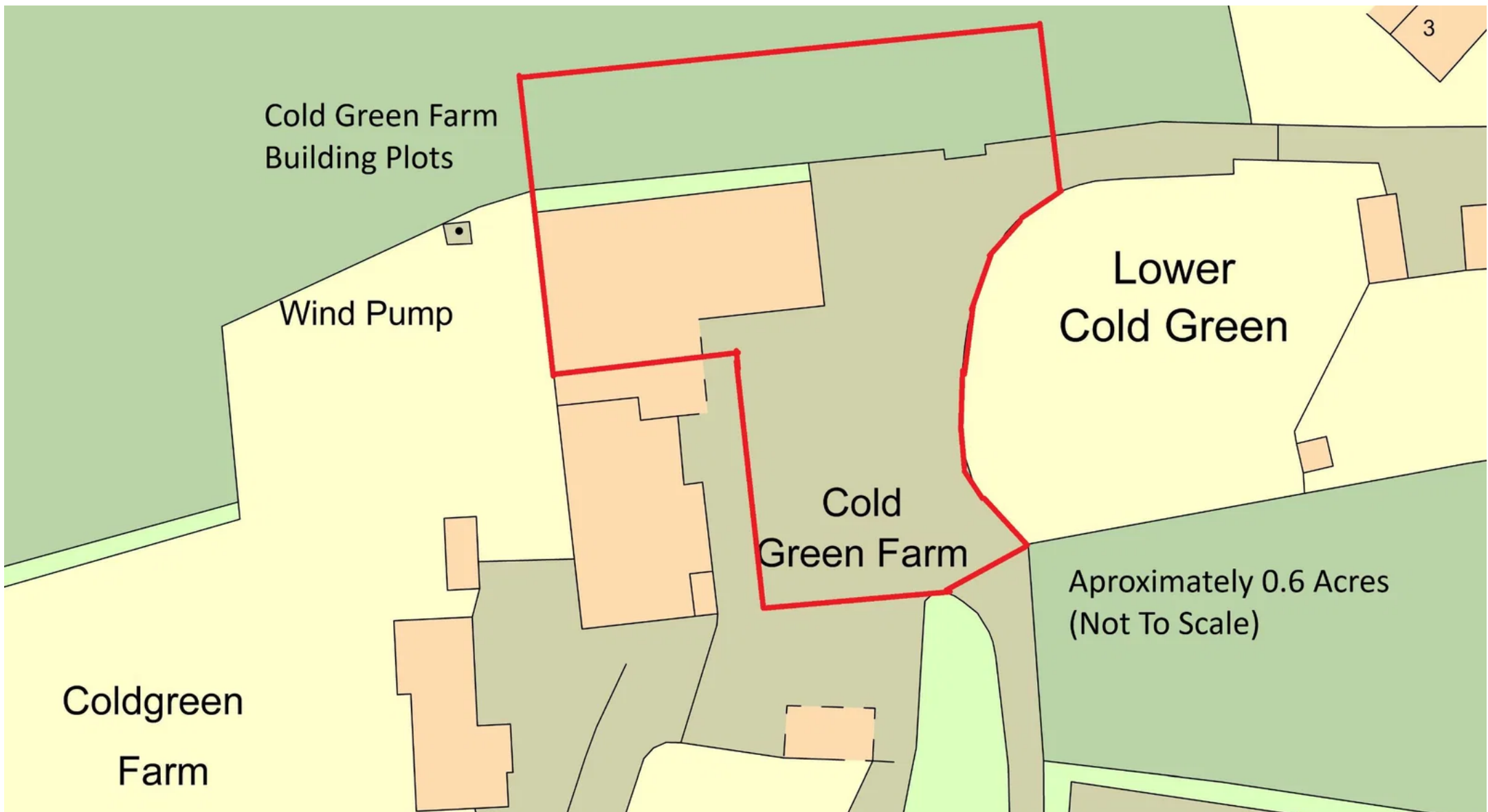
General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every 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 ///buzzards.rises.smoking

Agents Note - We understand planning permission has been granted until 11 July 2027 and development should commence prior to this date.

An access right will need to be retained by the owners into the field north of the site.





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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