



Building Plots adjacent to Ladywell Lane, Kings Thorn, Herefordshire HR2 8AW





**Building Plots adjacent to
Ladywell Lane,
Kings Thorn,
Herefordshire
HR2 8AW**

Summary of features

- Three spacious freehold plots with individual access points
- Total site just under 1 acre

Asking Price £350,000

Situation:

Three excellent building plots located on the southern fringe of the popular Village of Kings Thorn some 6 miles south of the City of Hereford. Open farm land to the side and rear, fine outlook across the village.

Excellent local facilities including; Primary School, Doctors Surgery, Church, Community Centre, Shop at nearby Wormelow together with easy access to; Hereford City some 6 miles, Ross on Wye some 8 miles with its M50 motorway links to the national network.

Description:

Three spacious building plots of approximately 1/3 of an acre each with individual access points and servicing. The sites are situated on the southern fringe of the village adjacent to open farm land.

Planning Permission:

Planning Permission was granted on the 26th April 2017 for the construction of the three dwellings together with access details. The Planning Permission is an Outline Consent, however, the indicative attached plans indicate the size and scale of the two-storey dwellings.

The Approval is for 3 years, during which time all Reserve Matters and Conditions within the Consent must be addressed.

There is no 106 commitment.

A copy of the Consent is available from our offices or from the Herefordshire Council website www.herefordshire.gov.uk No. 163364. All plans included within this brochure have been reduced and should not be scaled from.

Mode of Sale:

Private treaty

Services:

Each property has individual roadside access. Mains water is available in the road, the supply serving the ground at the moment is a private supply which will be discontinued. Drainage is to individual sewage treatment plants within the rear gardens of each property. There is no gas in the area. Mains electricity runs across the site, a transformer is situated on the eastern boundary.

Viewing:

By visiting the site at any reasonable time. Please ensure that all gates are closed when you leave.

Directions:

From Hereford, proceed in a southerly directly along the A49 continuing for approximately 5 miles. At the top of the Callow Hill turn left (signposted Kings Thorn). Proceed for just over half a mile turning left opposite the bus shelter. Proceed down the bank taking the first fork to the right and continue for a short distance turning right again into Ladywell Lane where the plots will be located as denoted by the Joint Agents For Sale boards.

Plot boundary positions

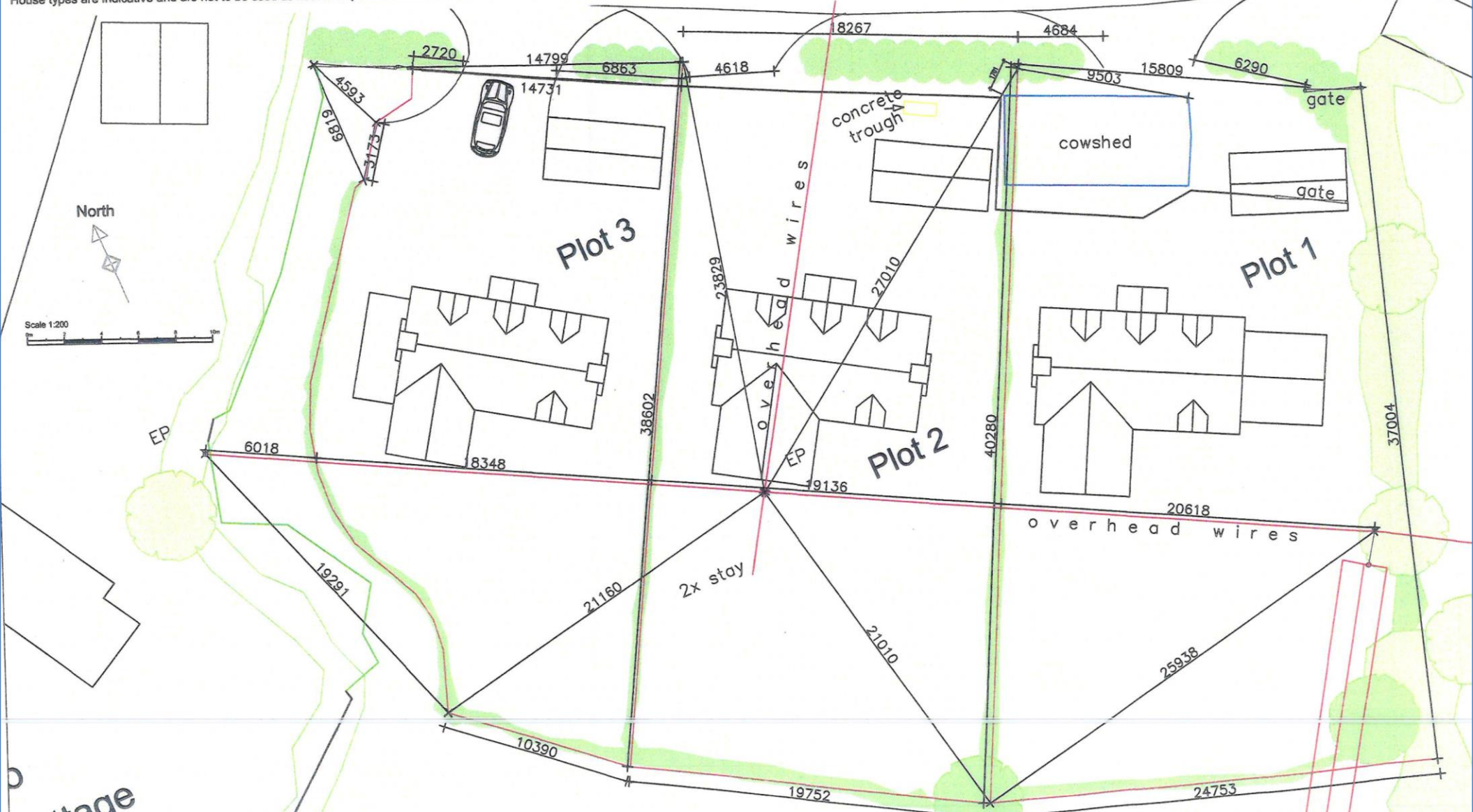
Setting out drawing

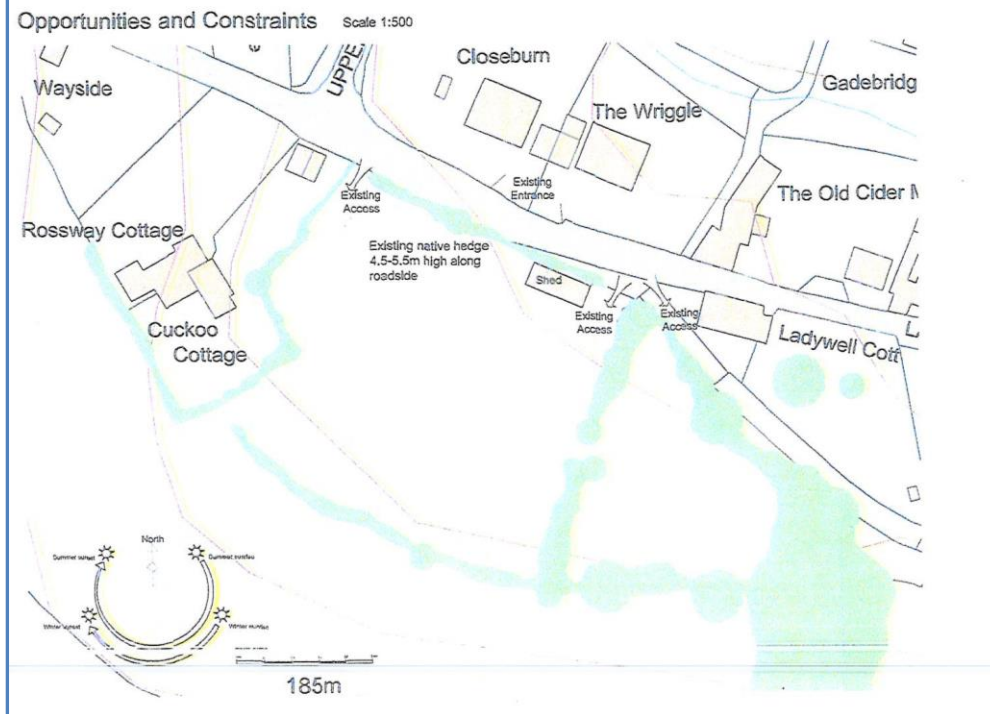
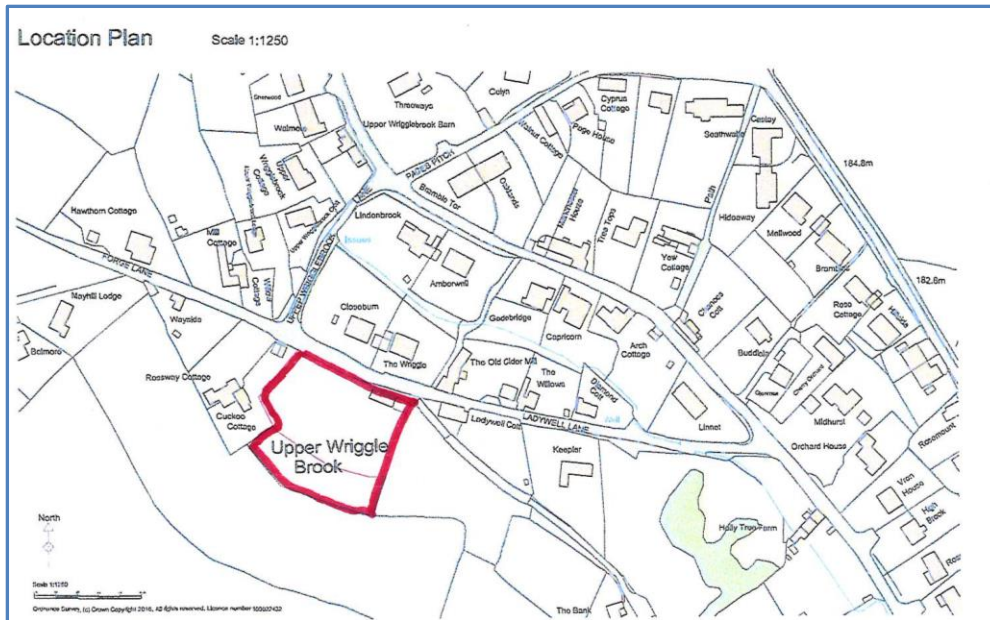
Dimensions to center of electric poles and center of hedges. Hedge thickness varies. Dimensions from existing gate posts are based on the topographical site survey

The line of the overhead cables have been used to establish the position of some of the dimensions

House types are indicative and are not to be used as house shape and size will change

TITLE Land East of Cuckoo Cottage, Kingsthorpe, Hereford HR2 8AW			
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CUSTOMER	Mrs E Croke	DRN	gcm
SITE ADDRESS	Kingsthorpe, Hereford, HR2 8AW	DATE	23.5.17
		SCALE	1:1250
		JOB No.	2340
		DRG No.	OPKT06
			A3





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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.