

**BUILDING PLOT AT
PUTLEY COMMON
LEDBURY
HEREFORDSHIRE
HR8 2RF**

Pughs

ESTATE AGENTS & VALUERS

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An excellent opportunity to acquire an individual building plot benefitting from outline planning consent to demolish an existing agricultural building and erect a replacement three bedroom detached dwelling with an adjoining single garage and surrounding gardens residing in an idyllic rural location within Putley Common, with extensive views over the surrounding countryside. The Vendor is to retain a right of way over the existing driveway access hatched brown.

GUIDE PRICE £165,000



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PLANNING CONSENT

P174746/O

TENURE

The land is freehold and offered with vacant possession upon completion.

SERVICES

We understand from the vendors that mains water is available in the nearby public highway, electricity connected and private drainage proposed in the form of a package treatment plant.

LOCAL AUTHORITY

Council tax to be confirmed. Herefordshire Council - 01432 260000

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07710 757489 Jason Thomson

GUIDE PRICE

£165,000



Directions

From Ledbury take the Hereford Road (A438), Upon reaching the Trumpet cross roads after approximately three miles, proceed straight over and take the first left hand turn signposted Pixley. Follow this road signposted Putley Common for approximately 1 mile, access to the property can be found on the right hand side immediately prior to the left junction via a shared driveway. The property is the first development plot on right hand side of said driveway, as indicated by our For Sale board.

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Town and Country Planning Act 1990
Planning and Compensation Act 1991

OUTLINE PLANNING PERMISSION

Date of Application: 9 January 2018

Application No:
174746

Grid Ref:364081:238325

Proposed development:

SITE: Combecroft, Putley Common road, HR8 2RF
DESCRIPTION: Site for a dwelling and garage, utilising existing access.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that OUTLINE PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
Reason: To enable the local planning authority to exercise proper control over these aspects of the development and to secure compliance with policy SD1 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.
- 4 Plans and particulars of the reserved matters referred to above relating to the layout, scale, appearance and landscaping shall be submitted in writing to the local planning authority and shall be carried out as approved.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken April 2018