

**BUILDING PLOT ADJACENT  
THE FARMERS ARMS  
WELLINGTON HEATH  
HEREFORDSHIRE  
HR8 1LS**

*Pughs*

**ESTATE AGENTS & VALUERS**

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
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Email: [property@hjpugh.com](mailto:property@hjpugh.com)  
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A rare opportunity to purchase two building plots approximately 1.53 acres (0.62 hectares) with full planning consent to erect two detached four bedroom houses with large gardens within an Area of Outstanding Natural Beauty on the outskirts of Wellington Heath in an elevated location with views towards historic Ledbury.

**To be offered for sale by private treaty**

**OFFERS IN THE REGION OF £250,000**



**BUILDING PLOT ADJACENT TO THE FARMERS ARMS, WELLINGTON HEATH,  
HR8 1LZ**

A rare opportunity to purchase two building plots (approx. 1.53 acres/ 0.62 hectares) with full planning consent to erect two detached four bedroom houses within an Area of Outstanding Natural Beauty on the outskirts of Wellington Heath in an elevated location with views towards historic Ledbury.

Wellington Heath is set in beautiful rolling countryside 2 miles from Ledbury within the Malvern Hills Area of Outstanding Natural Beauty with a pub, church and village hall

**PLANNING CONSENT**

P161996/F

**TENURE**

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

**SERVICES**

We understand from the vendors that there are provisions for mains water, electricity and drainage.

**COUNCIL TAX**

Council tax to be confirmed. Herefordshire Council - 01432 260000

**VIEWING**

Strictly by appointment with the sole agents, Pughs - 01531 631122

Out of office hours, James Pugh - 07836 320330

**DIRECTIONS**

From Ledbury proceed on the B4214 towards Bosbury. Take the first right signposted Wellington Heath. After approximately one mile turn right down Horse Road signposted towards "The Farmers Arms". Once past the Farmers Arms the land can be found on the left as indicated by our For Sale board.



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Town and Country Planning Act 1990  
Planning and Compensation Act 1991

## PLANNING PERMISSION

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Date of Application: 11 July 2016

Application No: 161996

Grid Ref:371148:240339

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### Proposed development:

**SITE:** Site adjacent Farmers Arms, Wellington Heath, Ledbury, Herefordshire,  
**DESCRIPTION:** Two new residential dwellings

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that 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 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 The development shall be carried out strictly in accordance with the approved plans (Drawing nos 604-PL01 and 604-PL02 Rev A), except where otherwise stipulated by conditions attached to this permission.  
  
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.
- 3 With the exception of any site clearance and groundwork no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.  
  
Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.



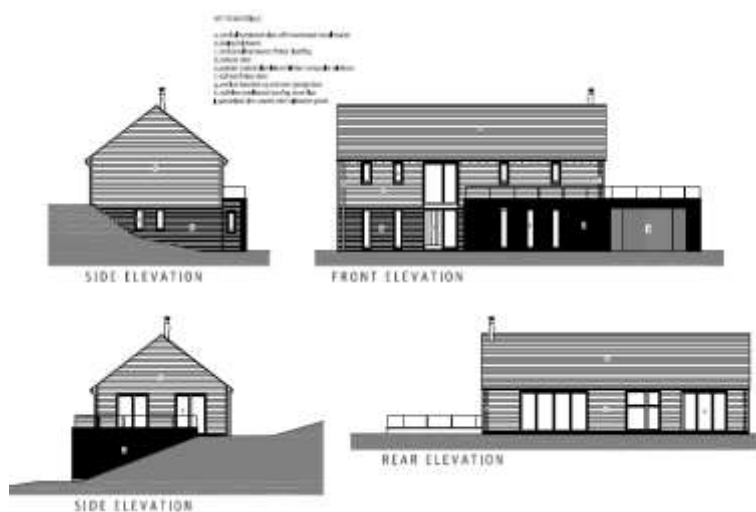
## PLOT 1



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



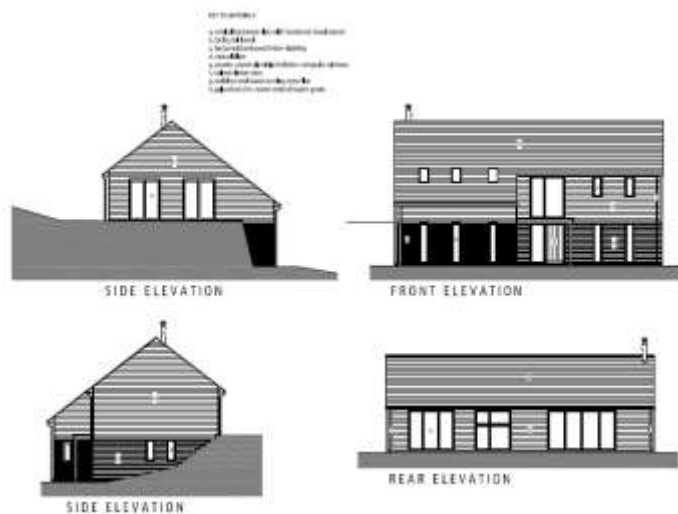
## PLOT 2



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



The conditions of sale will be deposited at the offices of the auctioneers and vendors solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

### RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. As may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

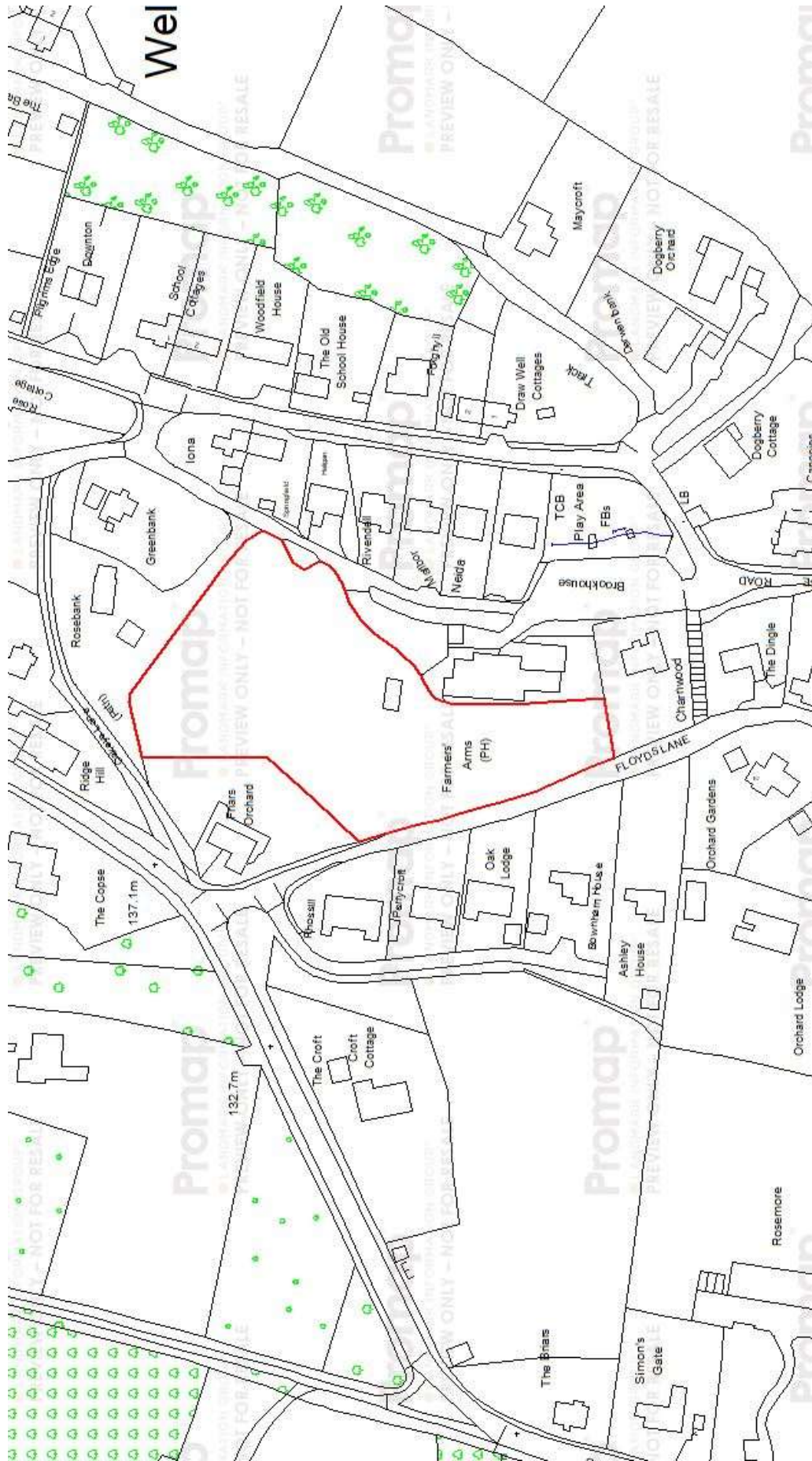
### FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

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, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. 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.



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