

**FIR TREE DEVELOPMENT,
MUCH COWARNE,
BROMAYRD,
HEREFORDSHIRE, HR7 4JN**



Pughs



**FIR TREE DEVELOPMENT,
MUCH COWARNE,
BROMYARD,
HEREFORDSHIRE, HR7 4JN**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

An intriguing development opportunity to acquire a former public house in receipt of full planning consent for conversion into three two bedroom residential units, in conjunction with an existing four bedroom property, and a two bedroom annexe that adjoin.

The properties are to benefit from individual amenity areas, with an adjacent car parking area affording off-road parking for up to 10 vehicles.

**VIEWING HIGHLY RECOMMENDED
AUCTION GUIDE PRICE £280,000 - £320,000**

To be offered for sale by public auction, subject to the conditions of sale and unless previously sold,

At The Feathers Hotel, Ledbury on 2nd August 2018 at 6:30pm

Vendor Solicitors: Harrison Clark Rickerbys Solicitors, Thorpe House, 29 Broad Street, Hereford, Herefordshire, HR4 9AR Telephone 01432 349670. Mr M Hayes acting.

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PLANNING CONSENT

P150405/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 and electricity, and private drainage

COUNCIL TAX

Council Tax is to be confirmed
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh

FOR SALE BY PUBLIC AUCTION

At the Feathers Hotel, Ledbury, on the 2nd August 2018 at 6.30pm.

AUCTION GUIDE PRICE

£280,000 - £320,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

AUCTION PACK

The auction pack is available from the Vendors Solicitor:

Harrison Clark Rickerbys Solicitors, Thorpe House, 29 Broad Street, Hereford, Herefordshire, HR4 9AR Telephone 01432 349670. Mr M Hayes acting.

AUTHORITIES

Herefordshire Council 01432 260000

DIRECTIONS

From Ledbury head north along The Homend, at the junction adjacent to Ledbury turn right onto the B4214 signposted Bromyard.

Proceed on this route passing through the village of Staplow; subsequently, on the right hand bend leading into the village of Bosbury, continue straight on signposted Bishops Frome.

Follow this road for approximately 3 miles, turn left at the staggered cross road junction signposted Hereford (A4103), the property is situated on the left hand side after approximately 0.7 miles, directly after the Listers Volvo garage.

CONDITIONS OF SALE

The conditions of sale will be deposited at the offices of the auctioneers and vendor's 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.

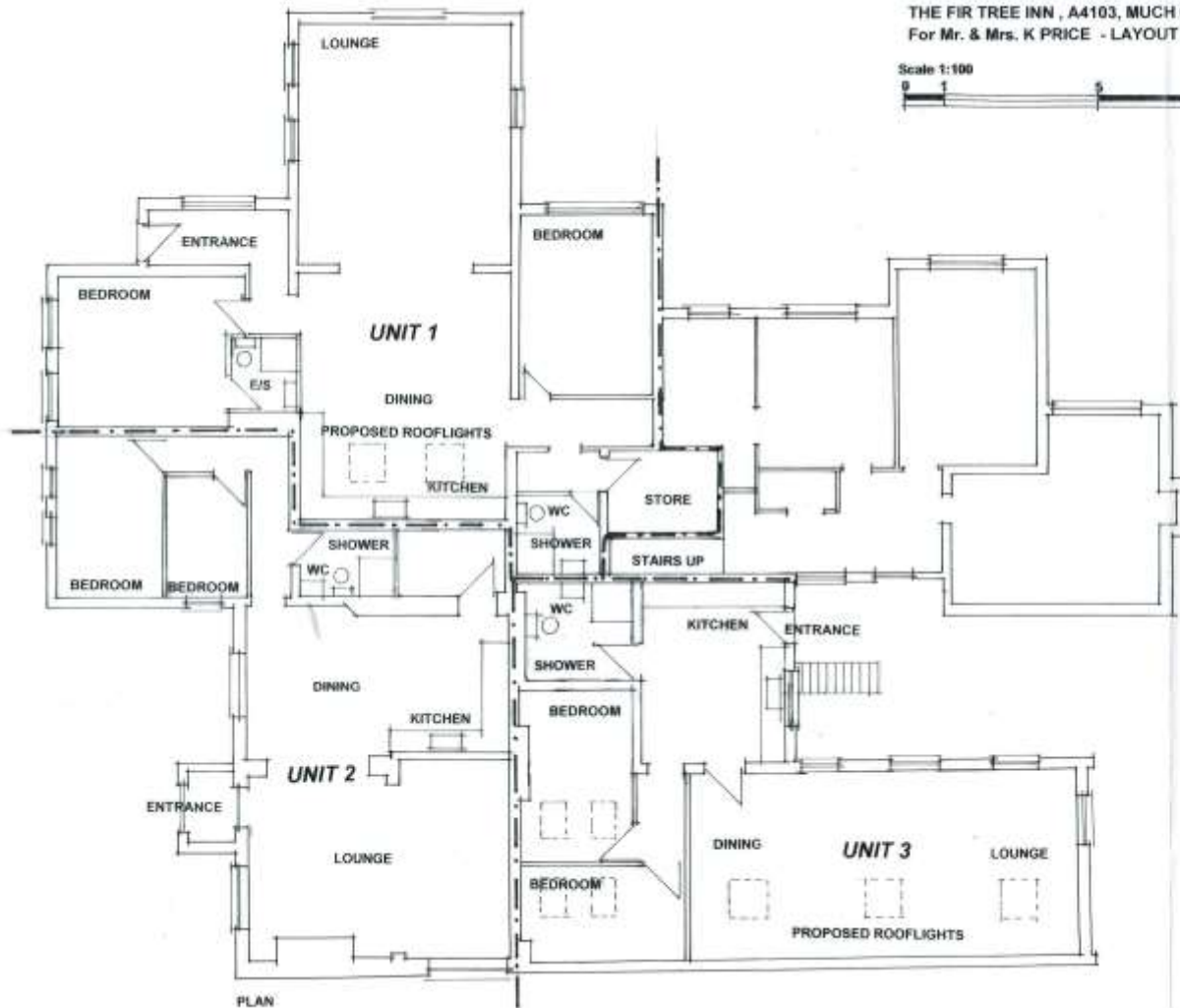
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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.

Details and photographs taken March 2018.



PROPOSED CONVERSION of PUBLIC HOUSE to 3 RESIDENTIAL UNITS
THE FIR TREE INN, A4103, MUCH COWARNE
For Mr. & Mrs. K PRICE - LAYOUT as PROPOSED



PL-02 F395 22.01.15

PLANNING PERMISSION

Date of Application: 6 November 2017 Application No: 174192 Grid Ref:365128:246746

Proposed development:

SITE: Fir Tree Inn, Much Cowarne, Herefordshire,
DESCRIPTION: Proposed variation of condition 2 of planning permission 150405 (Proposed conversion of former public house to 3 no. residential units) - to adjust parking layout and consequential minor alterations to alignment of amenity areas.

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:

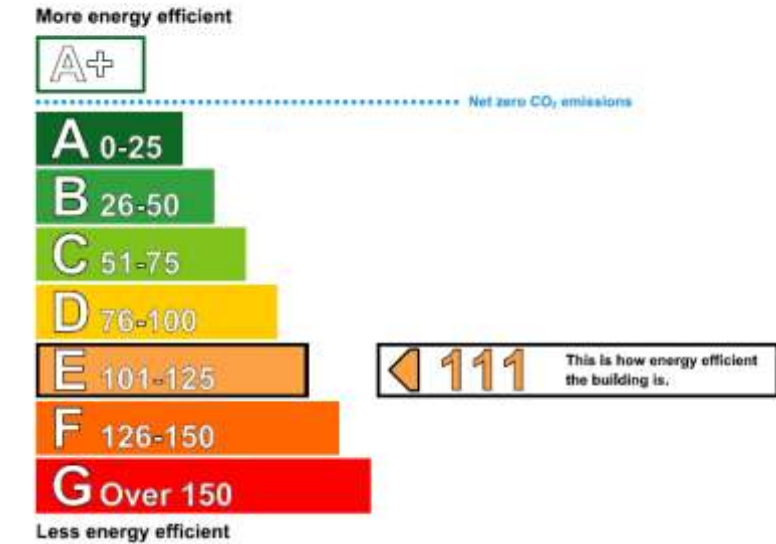
- The development hereby permitted shall be begun before the expiration of planning permission 150405 i.e. 8 July 2018 (as per the time left for existing permission).

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 and the National Planning Policy Framework.
- The development shall be carried out strictly in accordance with the approved plans (drawing no. PL-05 (Rev. 02.11.17)), 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.
- The permission hereby granted is an amendment to planning permission 150405 dated 9 July 2015 and, otherwise than is altered by this permission, the development shall be carried out in accordance with that planning permission and the conditions attached thereto.

Reason: For the avoidance of doubt and to comply with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

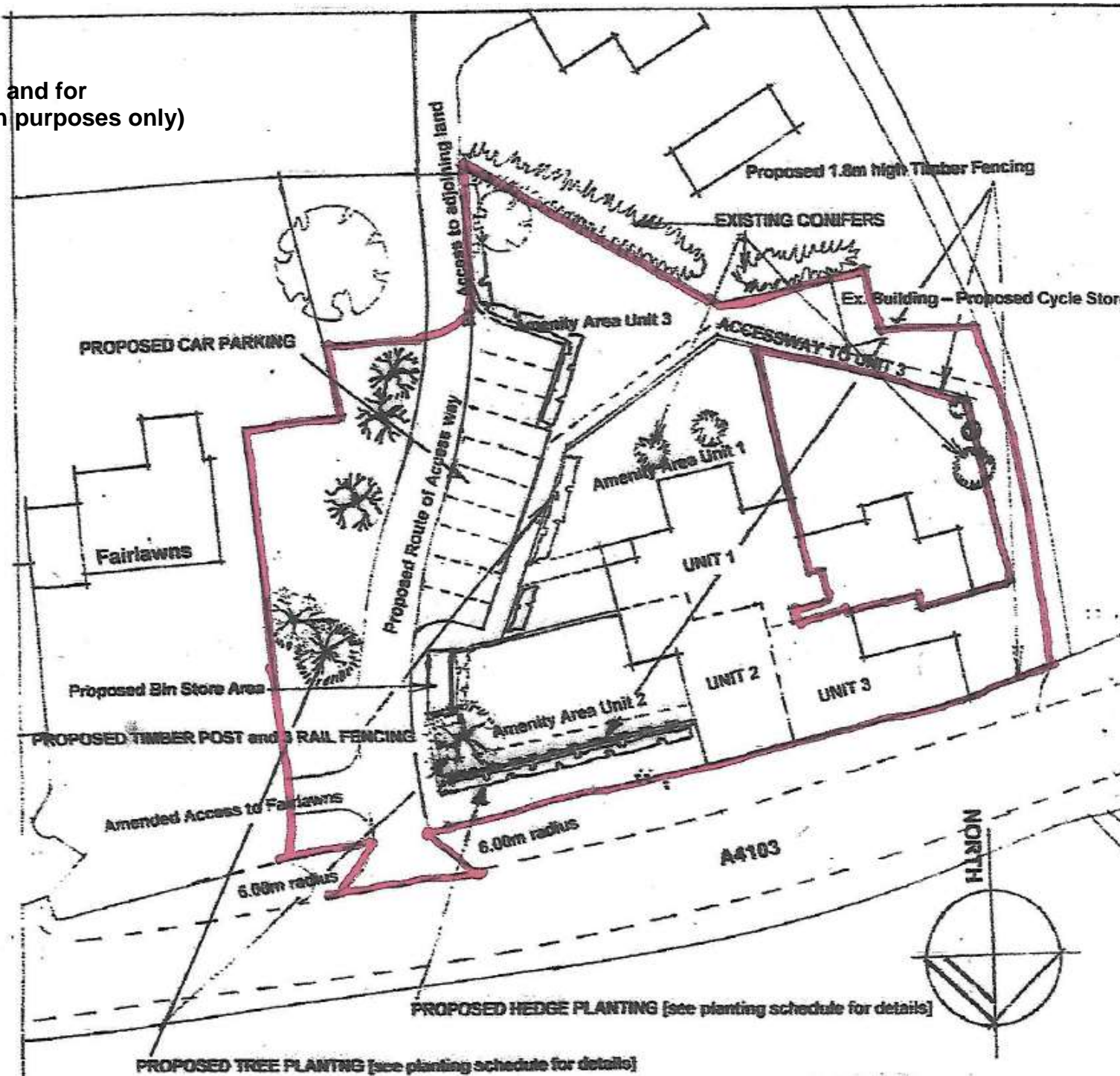
Energy Performance Asset Rating



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			61
(39-54) E				(39-54) E			
(21-38) F		29		(21-38) F		26	
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



PLAN
(not to scale and for
identification purposes only)





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