

**BUILDING PLOT 2  
MILL LANE  
MUCH COWARNE  
BROMYARD  
HEREFORDSHIRE  
HR7 4JH**

***Pughs***

**ESTATE AGENTS & VALUERS**

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
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An excellent prospect to acquire an individual building plot benefitting from outline planning consent to construct a four-bedroom detached family home with an adjacent double garage and spacious surrounding gardens extending to approximately 0.25 acres.

The property resides within a quiet rural location along a no through road, with extensive views over the surrounding open countryside.

**GUIDE PRICE £160,000**



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**PLANNING CONSENT**

P163171/O

**TENURE**

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

**SERVICES**

We understand from the vendor that mains water is available in the nearby public highway, electricity from the adjacent site boundary, and private drainage to be implemented by the incoming purchaser. Thereafter, high-speed broadband will be available from the adjacent public highway upon connection.

**LOCAL AUTHORITY**

Council Tax to be confirmed. Herefordshire Council - 01432 260000

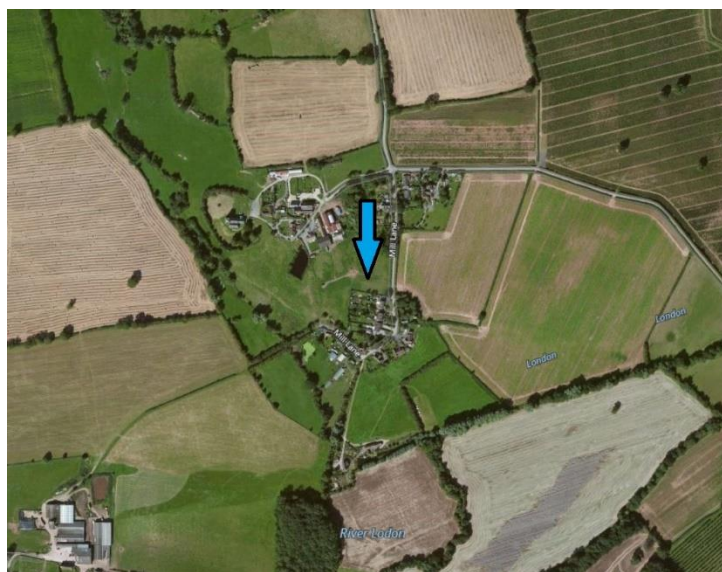
**VIEWING**

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

**GUIDE PRICE**

£160,000



**Directions**

From Ledbury head north on the Bromyard Road (B4214), at the sharp right-hand bend leading into Bosbury, bear left signposted Bishops Frome.

Proceed for approximately 3.2 miles, upon reaching the staggered crossroads turn left onto the A4103 signposted Hereford. Thereafter, take the right hand turn after approximately 1.1 miles signposted Much Cowarne.

Maintain this course for approximately 1.7 miles, turn left onto Mill Lane (No Through Road), the property can be found on the right-hand side as indicated by our For Sale board.

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## OUTLINE PLANNING PERMISSION

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Date of Application: 3 October 2016

Application No: 163171

Grid Ref:362095:247026

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### Proposed development:

**SITE:** Land Adjacent to The Old Council Houses, Much Cowarne, Herefordshire,  
HR7 4JH

**DESCRIPTION:** Erection of two dwellings with garages and new access

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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, access 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 The development shall be carried out strictly in accordance with the approved plan (Site location plan dated 3 October 2016), except where otherwise stipulated by conditions attached to this permission.

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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 June 2018