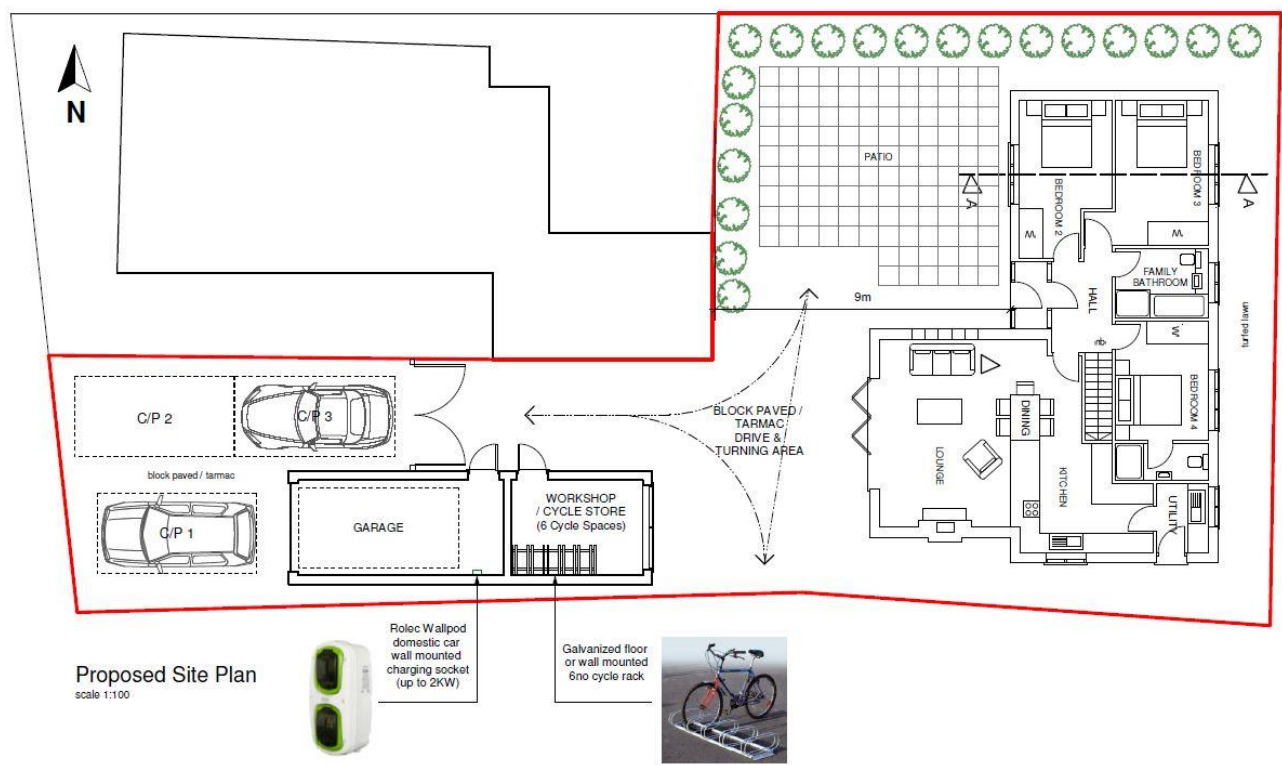


**BUILDING PLOT AT
ELMSWOOD
VICTORIA ROAD
LEDBURY
HR8 2DB**



ESTATE AGENTS & VALUERS

Hazle Meadows, Ross Road,
Ledbury, Herefordshire, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



A rare opportunity to purchase a single building plot with full planning consent to erect a detached four bedroom dormer bungalow with large garden and garage in walking distance if Ledbury town and its amenities.

OFFERS IN THE REGION OF £200,000



BUILDING PLOT AT ELMSWOOD, VICTORIA ROAD, LEDBURY, HR8 2DB

A rare opportunity to purchase a single building plot with full planning consent to erect a detached four bedroom dormer bungalow with large garden and garage in walking distance of Ledbury town and its amenities.

PLANNING CONSENTS

P193297/F

TENURE

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

SERVICES

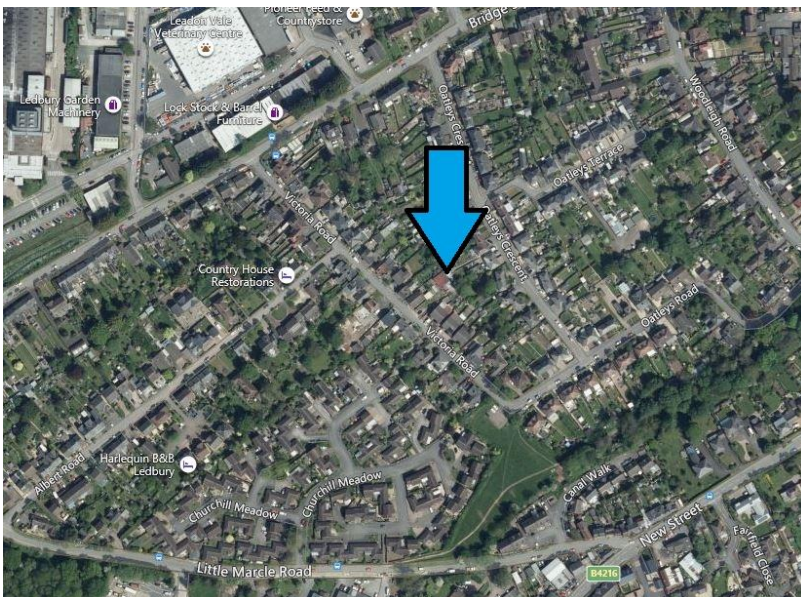
We understand from the vendor that mains electricity is connected. Possible drainage connection by agreement. Main water is in the road.

LOCAL AUTHORITY

Herefordshire Council 01432 260000

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836 320330 James Pugh



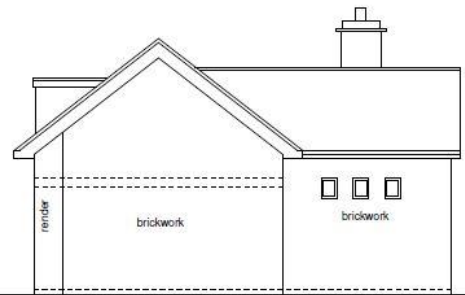
Directions

From Ledbury town centre turn left onto Bye Street. After approximately 500 yards, turn left onto Victoria Road, where the property is found on the left hand side.

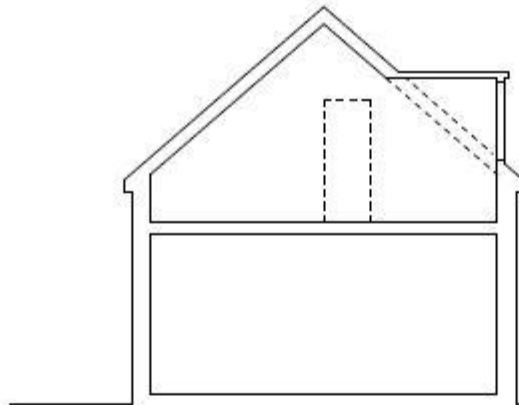
Pughs



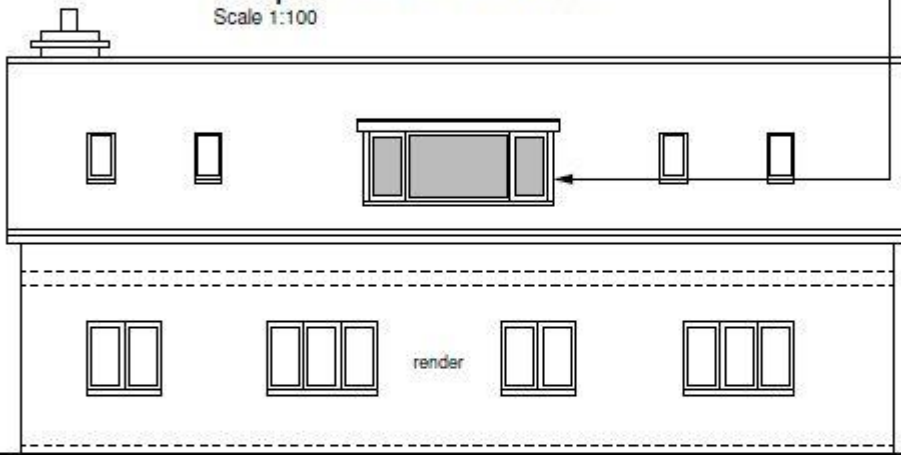
Proposed Front Elevation
scale 1:100



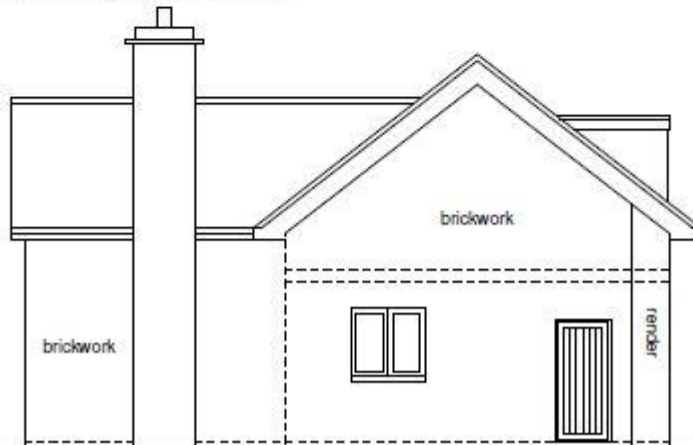
Proposed Side Elevation
scale 1:100



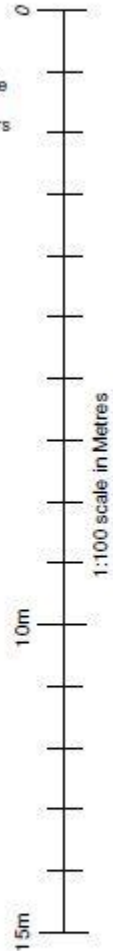
Proposed Section A-A
Scale 1:100

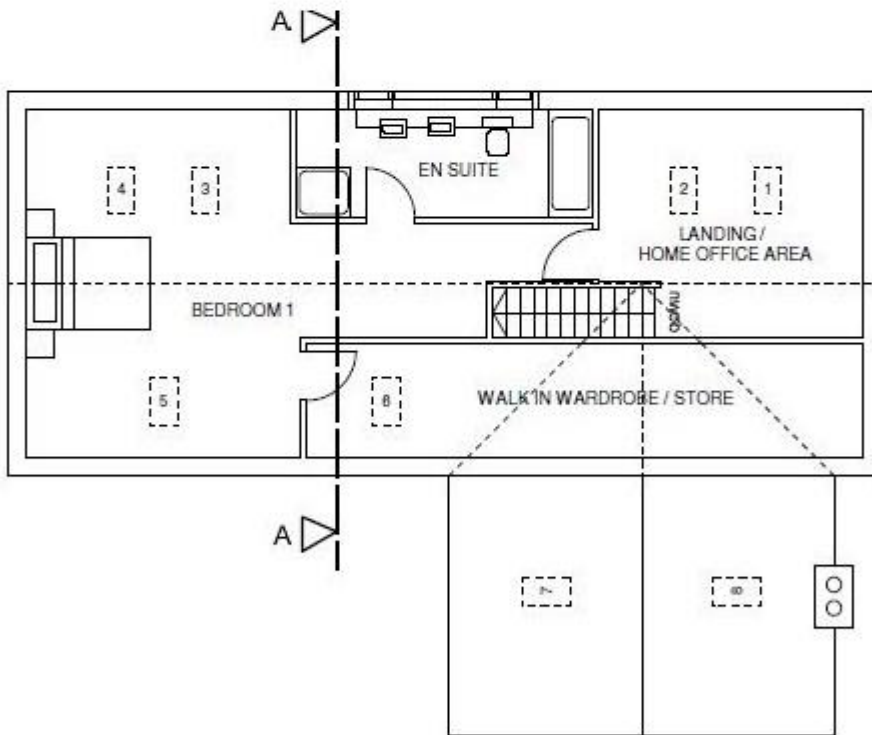
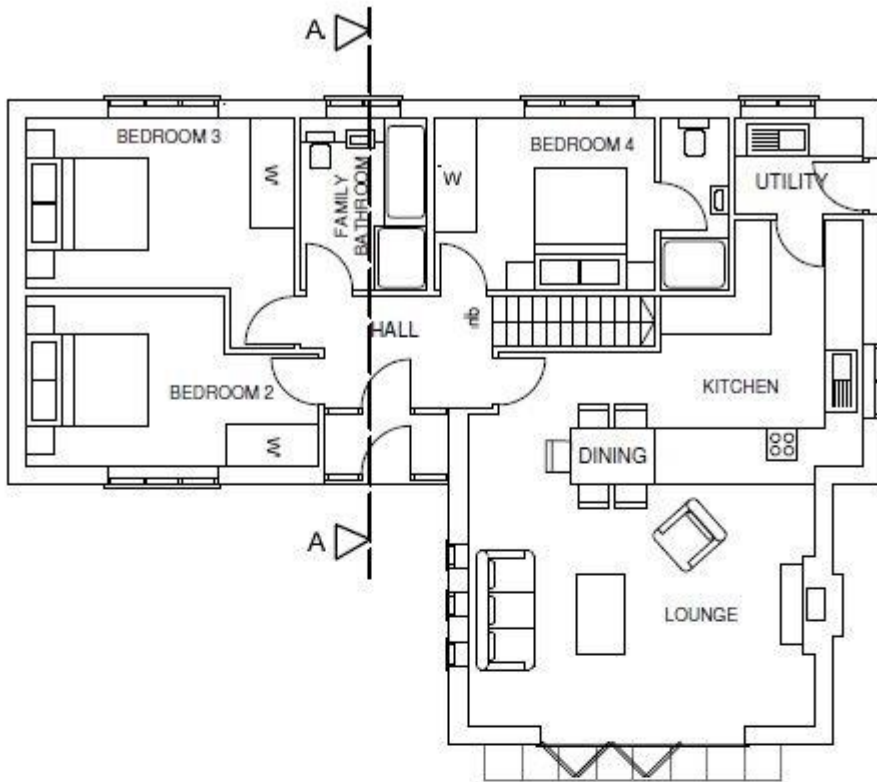


Proposed Rear Elevation
scale 1:100



Proposed Side Elevation
scale 1:100



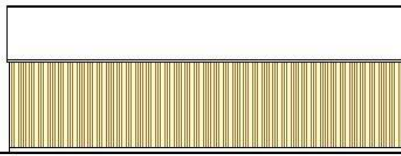


Proposed Materials :

External Walls - to be constructed in clay brickwork & render

Roof - to be constructed in concrete interlocking flat slates

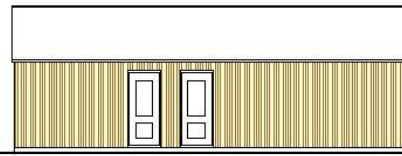
Windows & Doors - to be constructed in composite
(timber / aluminium) double glazed aluminium



Side Elevation
Scale 1:100



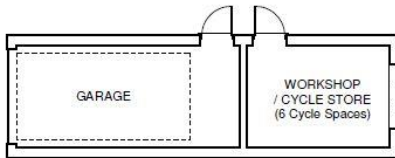
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Proposed Floor Plan
Scale 1:100

Town and Country Planning Act 1990
Planning and Compensation Act 1991

PLANNING PERMISSION

Date of Application: 19 September 2019 Application No: 193297 Grid Ref:370426:237419

Proposed development:

SITE: Site At Elmswood, Victoria Road, Ledbury, Herefordshire, HR8 2DB
DESCRIPTION: Demolition and removal of former builders workshops and stores.
Construction of new four bedroom detached dormer bungalow, with separate garage/workshop/bike store.

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. L001, L004a, L005a, L006a, L007), 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.

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 December 2020