



Building Plots, The Old Vicarage, Staunton on Arrow, Staunton,
Offers Over £200,000

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A rare opportunity to acquire a double building plot measuring approximately 0.5 acres with full planning to build 2 x 3 bedroom detached cottage style home. Situated in a semi-rural position on the edge of the small village of Staunton-on-Arrow. VIEWING BY APPOINTMENT ONLY.

Introduction

A unique opportunity to purchase a large plot measuring approximately 0.5 acres with detailed planning for 2 x 3 bedroom detached cottage style properties. Full details can be found on the Herefordshire Planning Portal under reference P240728/F. The address is noted as Land Adjacent to The Old Vicarage, Staunton on Arrow. The approved plans show the approved properties measure approximately 112 sq. m (1205 sq. ft.) and comprises an open plan living/kitchen on the ground floor and three bedrooms with ensuite and family bathroom on the first floor.

The site slopes gently up off the lane and then flattens out and then gently slopes down to the rear and is south facing.

Mains electric & water is available to the site.

Drainage will be to a newly installed sewerage treatment plant to be shared by the two new properties and the existing property (see plans).

Surface water drainage will be contained within each plot through soak ways

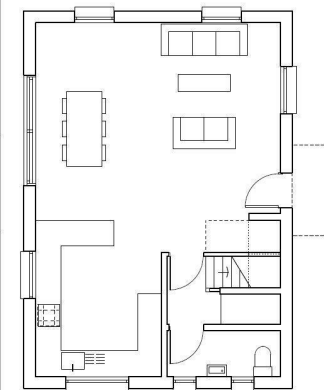
The vendor has indicated that further land may be available to the rear but would not be included in the residential curtilage of the planning but suitable for planting as an orchard

Electric Pole Connection

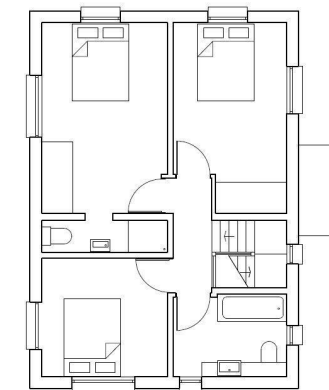
High voltage electricity cables cross the plots from a pole in the adjacent farmers field to a pole on the land being sold and then on to a pole within the neighboring property. Central Networks have advised that in order to develop the properties the cables will have to be rerouted. An agreed solution is to put a new pole on the boundary to the left and then allow the cables to run underground along the rear of the plots with a supply being connected to the dwellings and then the cables would continue underground to the next pole. The estimated cost for this work would be circa £26,000. Further information and drawings are available.



Please note that the dimensions stated are taken from internal wall to internal wall.



GROUND PLAN



FIRST FLOOR PLAN

Gross Internal Floor 56.2m²

Gross Internal Floor 56.2m²

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.



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Summary

- 0.5 acre double building plot
- Full planning for 2 x 3 bed detached Cottages
- Semi-rural location
- Additional land available by separate negotiation
- Herefordshire planning no. P240728/F
- Viewing by appointment only

Material Information

Offers Over £200,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: (0)

For more material information visit

www.cobbamos.com