



Land to the North Side of Hartlebury Road
Stourport-On-Severn
DY13 9NL

Open To Offers £185,000



****DEVELOPMENT OPPTUNITY****

Opportunity to develop, site with historic planning approval for 5 dwellings. Comprising of 3 x 2 bed townhouses and 2 apartments with associated amenity spaces and parking spaces. The scheme would appeal to owner occupiers and investors alike.

Location

The site is situated to the North side³ of Hartlebury Road in a particularly well thought of area convenient for Stourport-on-Severn, being approximately 1 mile from the town centre accessing an abundance of amenities on offer.

The popular village of Hartlebury is just over 2 miles away and offers good transport links with a regular bus services, railway station and easy access to the motorway network.

Planning:

Application Number: 07/0614/FULL
Wyre Forrest Local Authority.

Services

Whilst we are advised by our client that services are readily available all perspective purchasers are to make their own enquiries as to the availability and capacity of service connections in order to serve the proposed development.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Agents Note:

We have been made aware of a pipeline that runs through the side of the site and under the River Stour, we are advised by the owner of said pipeline that subject to the below they would support an application for the previous lapsed planning permissions:

- (a) The planning application being supported by a design and access statement which confirms the applicant's proposals for the protection of the pipeline by the installation of a concrete collar to an agreed specification in order to restrict the loading on the pipeline by the parking of vehicles in the designated spaces, but with unobstructed access to the remaining length of pipeline behind the parking spaces which should not be built over;
- (b) The applicant / owner of the property entering into a lease with CLH-PS granting rights for access inspection maintenance and repair of the pipeline etc., which will bind successors in title to the property
- (c) The applicant implementing the pipeline protection works in accordance with the design and access statement

Agents Note:

The aforementioned details are set out as a general outline only for the guidance only and do not constitute part of an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection