



Building Plot, Leys Lane, Bircher, Leominster, Herefordshire HR6 0AY

Building Plot With Outline Planning For Single Dwelling

Guide Price £80,000



# Building Plot, Leys Lane

Bircher, Leominster, Herefordshire HR6 0AY

- Situated In The Centre Of The North Herefordshire Hamlet Of Bircher
- Building Plot (Plot 2) With Outline Planning Permission For The Erection Of A Single Dwelling
- Lovely Position With Delightful Rural Views
- Excellent Home Development Opportunity



**Guide Price**

**£80,000**

**Freehold**

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk



#### LOCATION

Set just off the centre of the hamlet of Bircher on a no through road which continues up to Bircher Common, a National Trust controlled area offering the opportunity for wonderful rural walks and links through to Croft Castle. There are facilities in the nearby village of Yarpole, including village pub and shop, with a wider range of amenities in the market towns of Leominster and Ludlow which lie approximately 3 and 5 miles respectively. The Cathedral City of Hereford is also readily available a little further to the south.

#### BRIEF DESCRIPTION

An opportunity to purchase a building plot with outline planning permission for the erection of a single dwelling set in the centre of the hamlet.

#### PLANNING PERMISSION

Outline Planning Permission was gained under Application No: 181423 - Date of Application: 22 November 2018 (We are selling Plot 2)

Copies of the Outline Planning Permissions, Drawings & Related Paperwork are available online via the Herefordshire Planning Application Site or by request from the Agent's office.

#### SERVICES

It will be the responsibility of the purchaser to make their own enquiries as to the availability and cost of any service connections.

#### LOCAL AUTHORITY

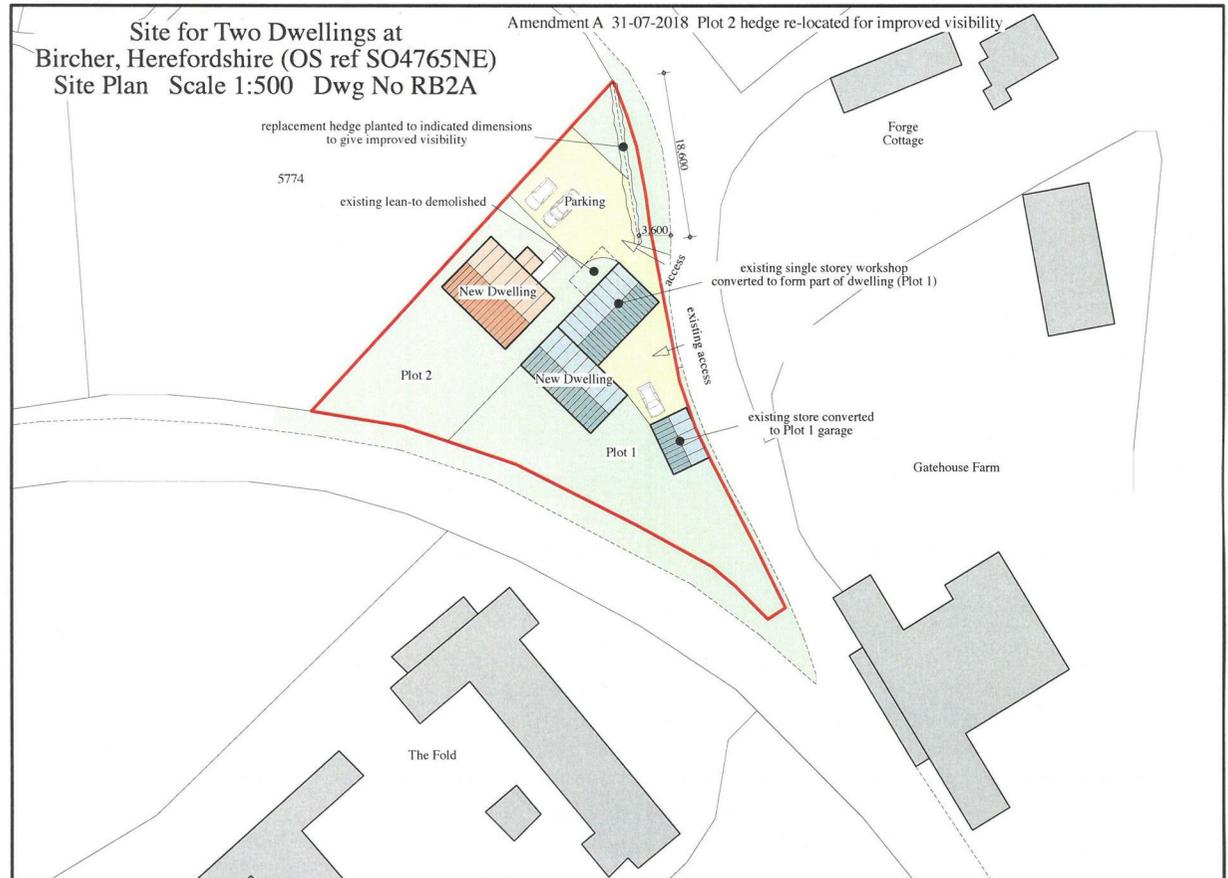
Herefordshire Council. Telephone 01432 260000.

#### VIEWING

Strictly by appointment through the Agents, Jackson Property. Tel. 01568 610600.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever



in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.