



Land between Harold Street & St James Road Harold
Hereford, Herefordshire, HR1 2QU

jackson
property

£95,000

Planning permission for a detached bungalow | Ideal City Centre Location | Private Access Driveway Access | Planning for a 3 bedrooms

Situation

Located in the sought after area of St James, just 1 mile east of the city centre. The property sits within easy walking distance of excellent amenities including shops, primary schools, secondary schools and Herefordshire Colleges. The thriving city centre is home to many independent cafes and restaurants, cinema, leisure pool, parks, bus and rail stations. You are well located to enjoy all it has to offer.

Description

Development land opportunity.

Previously 14 garages & WC block, the land has planning permission for a detached 3 bedroom bungalow.

Planning number: 204601

Services & Agent Note

Mains Services are to be checked by the proposed purchaser. There is an extinct WC and Electrical Fuse Board on site.

Number 19 St James Road has a right of way with or without horses carts and carriages and for all purposes over and along the road extending from Harold Street.

Viewings

The site is gated and can be accessed easily. Its advisable to wear safety gear and inform the agent of inspection.

Referral Fees

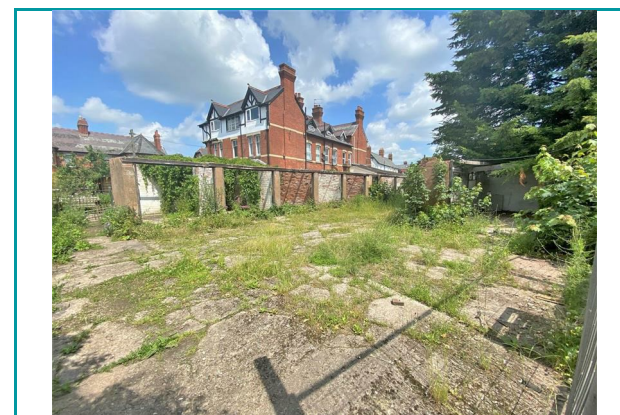
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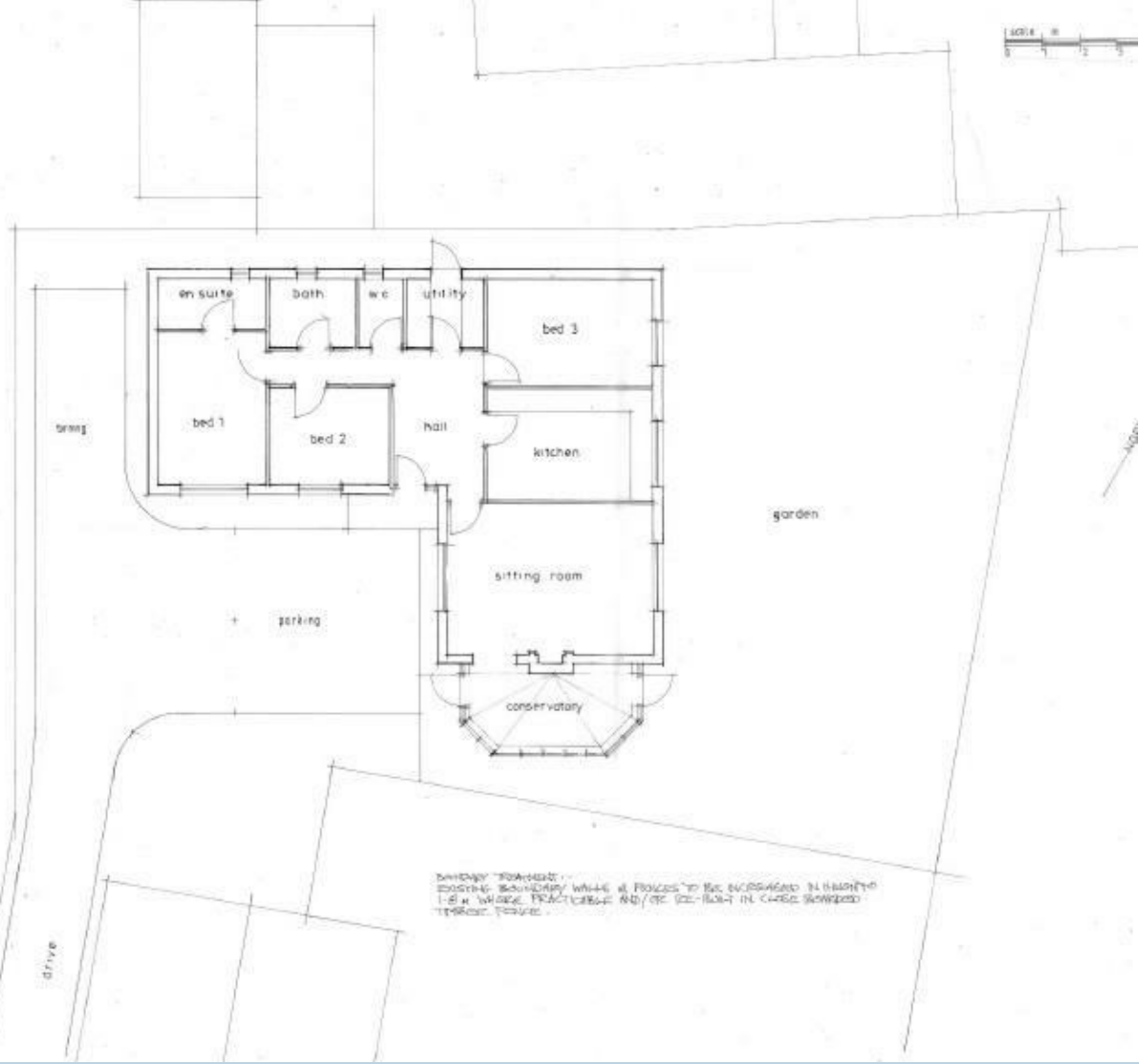
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of

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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



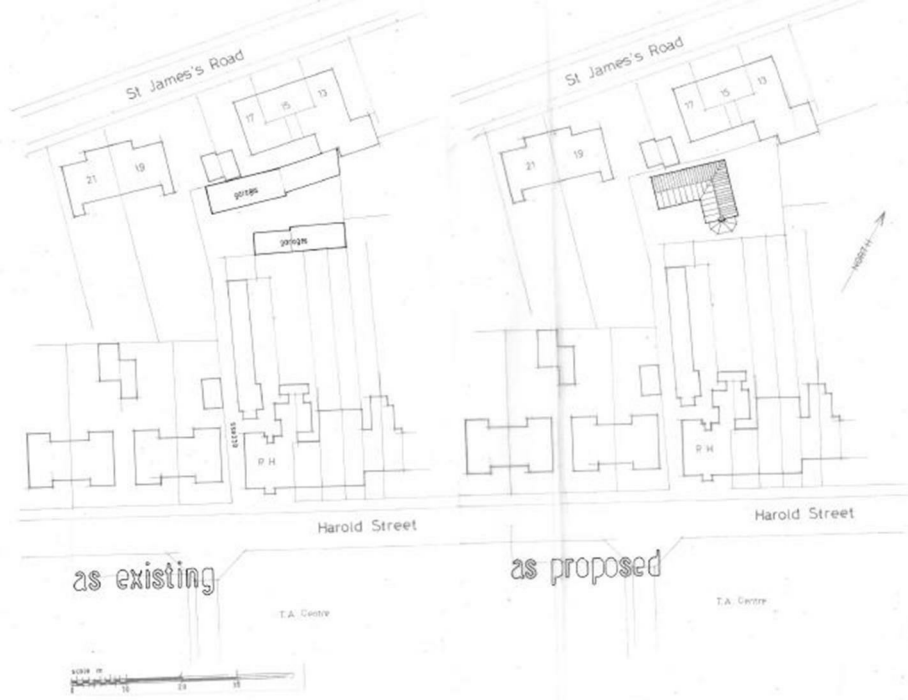
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Planned	Very environmentally friendly - lower CO ₂ emissions	Current	Planned
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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PROJECT: PROPOSED NEW DWELLING

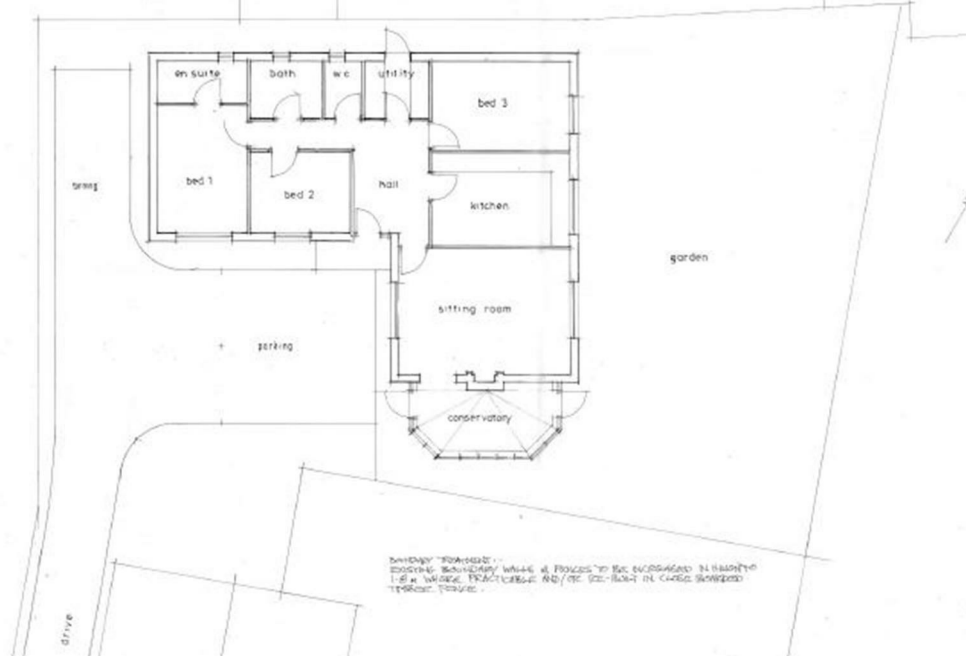
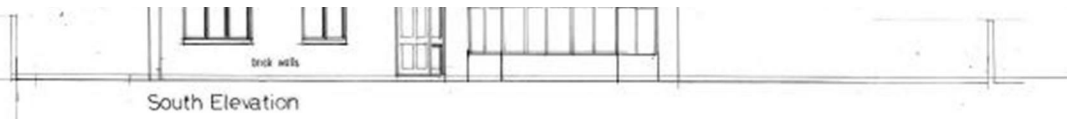
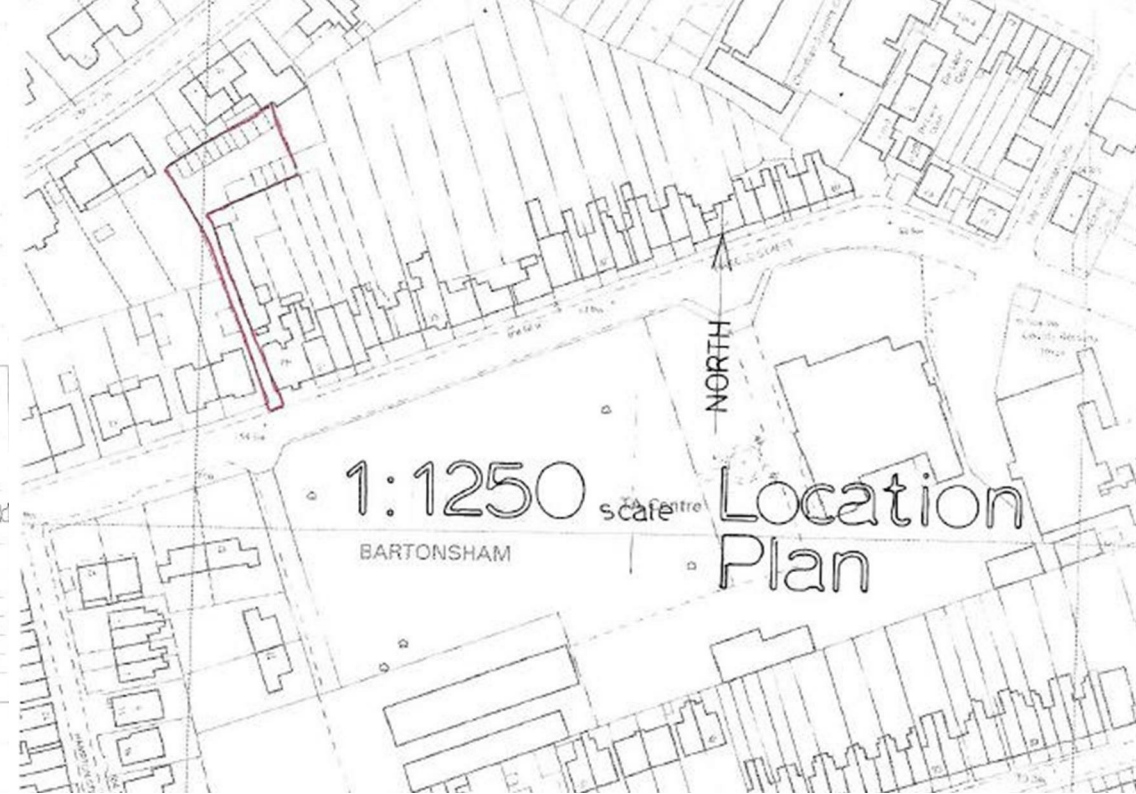
LOCATION: LAND BETWEEN St James's Rd & Harold St

BLOCK PLANS

SCALE: 1:500 AT A3

DATE: DECEMBER 2020

DRAWING: 20770 - 1



PROPERTY INFORMATION: THIS IS A PROPOSED DWELLING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE APPLICABLE LOCAL AUTHORITY'S PERMISSION.