

An aerial photograph showing a development site. A road runs diagonally from the top left towards the bottom right. To the left of the road is a large green field. To the right of the road is a smaller green field. Between the road and the fields, there is a strip of land with some trees and a small pond. A red car is visible on the road in the bottom right corner.

Development Site The Old Carpenters Shop
, Kinnersley, Herefordshire, HR3 6QB

jackson
property

£350,000

* DEVELOPMENT SITE FOR 3 HOUSES *

This development site is located on the edge of the village of Kinnersley, which lies approximately 12 miles west of Hereford, 10 miles southwest of Leominster, and 8 miles east of Hay-on-Wye. The nearby village of Eardisley offers an excellent range of amenities including a primary school, shops, inns, and even a tennis club.

Information

The site, which was the former filling station for the village, has full detailed consent for three, individual oak framed detached dwellings comprising:

Plot One

A detached three bedroom, half-timbered house

Plot Two

A detached four bedroom rendered cottage style house

Plot Three

A detached three bedroom rendered style house

The site is particularly attractive as it backs onto open farmland.

Copies of the plans and drawings are attached.

Planning consents relating to these dwellings are available from the agents.

Agents Notes

A technical start has been made to satisfy and preserve the planning.

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=160663&search-term=the%20old%20carpenters%20shop#tab1

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142992&search-term=the%20old%20carpenters%20shop#tab1

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142992&search-term=the%20old%20carpenters%20shop#tab1

Services

Mains Water and Electricity are available and prospective purchasers should make themselves aware of the costs of connecting. Drainage will be to an individual, private

system.

All underground fuel tanks have been dealt with to the satisfaction of the Environmental Health Office which has led to a successful discharge of the associated condition

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Leave Hereford on the A438 Brecon Road. After approximately 10 miles, just before the village of Eardisley, turn right, signposted Leominster (A4112). Proceed into the village of Kinnersley and the site can be found on the right hand side.

Alternatively: Leave Hereford on the A438 Brecon Road. After approximately 10 miles, in the small village of Letton, take the right turn to Kinnersley. After two miles, at the junction signposted A4112, turn left and the property is immediately on the left hand side.

Leave Hereford via Credenhill on the A480 and travel approximately 10 miles to the Sarnesfield crossroads with the A4112.

Turn left, and after approximately 2 miles the property can be found on the left hand side as you exit the village of Kinnersley.

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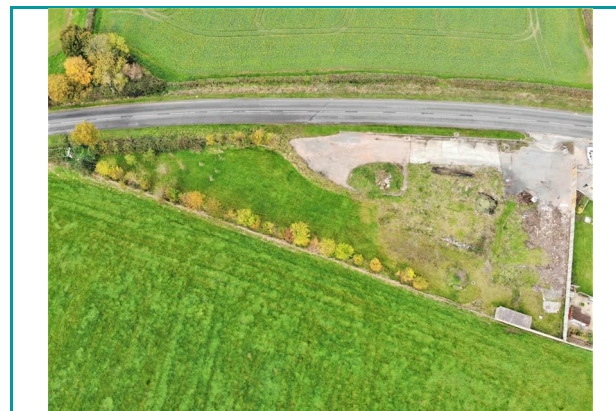
for themselves and the vendors of the property, whose agents they are, give notice

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

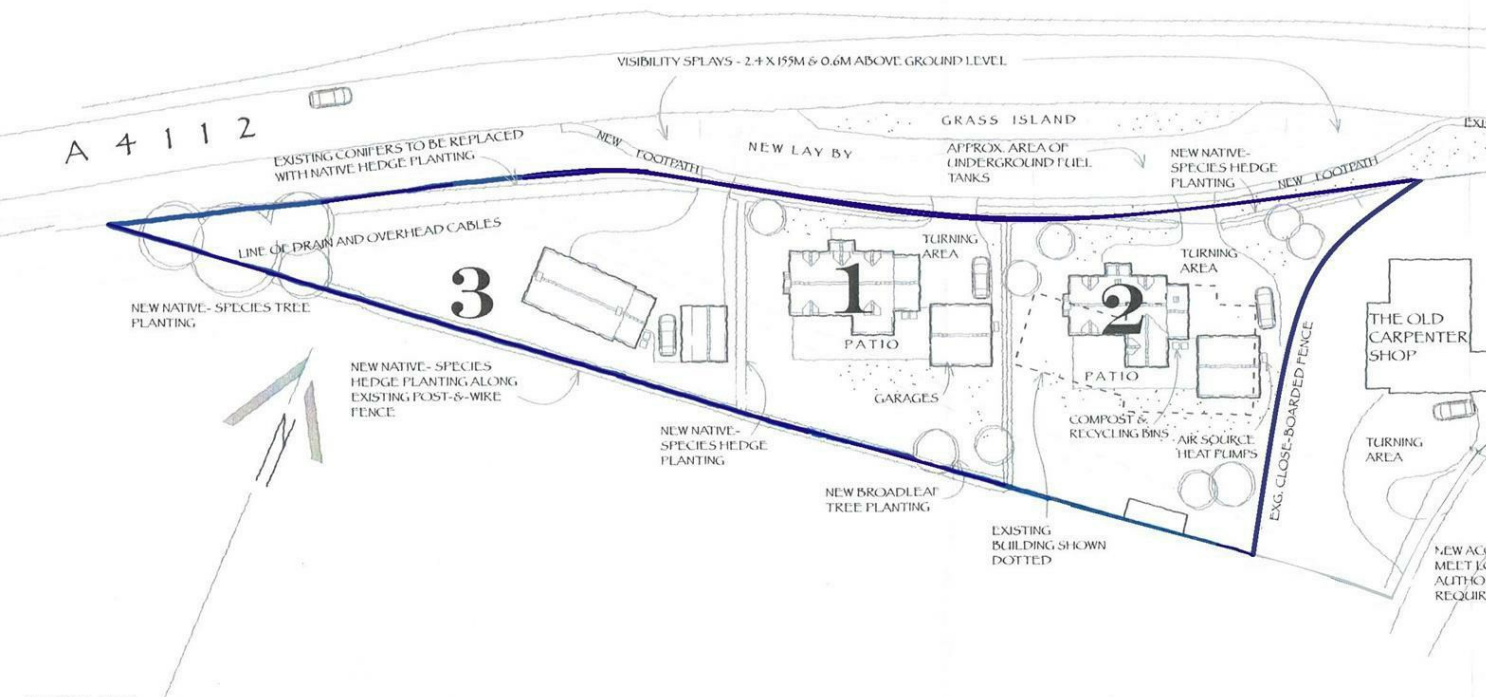
Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779

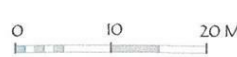
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk



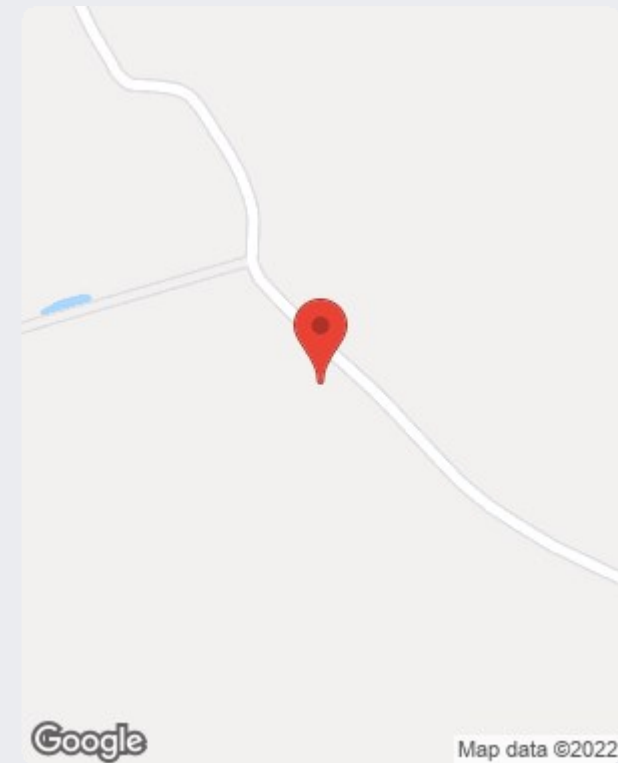
SITE AREA: 0.55HA
**PROPOSED DEVELOPMENT AT THE FILLING STATION, KINNERSLEY
 FOR MR. & MRS. BISHOP**

SITE PLAN 1:500 ON A3 . AUG. 2014

1: 29.615 PLOT 3 ADDED G: 6.115 PLOT 3 HOSE MOVED



D142



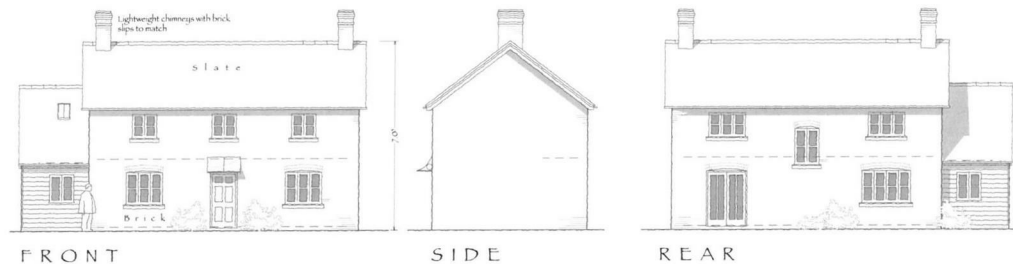
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			101-110 A		
81-91 B			91-100 B		
69-80 C			81-90 C		
55-68 D			71-80 D		
43-54 E			61-70 E		
31-42 F			51-60 F		
13-30 G			41-50 G		
1-12 G			31-40 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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JACKSON PROPERTY 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.



External floor area: 155 m²

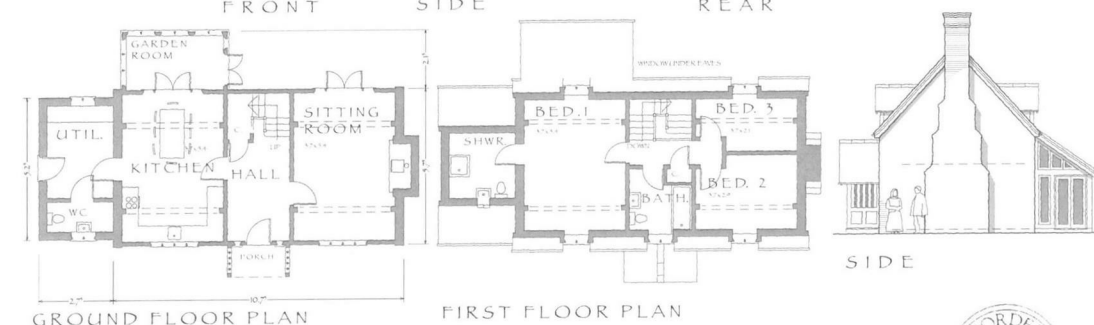
PROPOSED DEVELOPMENT AT THE FILLING STATION, KINNERSLEY, FOR MR. & MRS. BISHOP

PLOT NO. 3

1:100 ON A3 NOV. 2015

0 1 2 3 4 5m

D1423.6



External floor area: 155 m²

PROPOSED DEVELOPMENT AT THE FILLING STATION, KINNERSLEY, FOR MR. & MRS. BISHOP

PLOT NO. 1 (LITTLE COTTAGE)

1:100 ON A3 AUG. 2014

0 1 2 3 4 5m

D1423.1A

