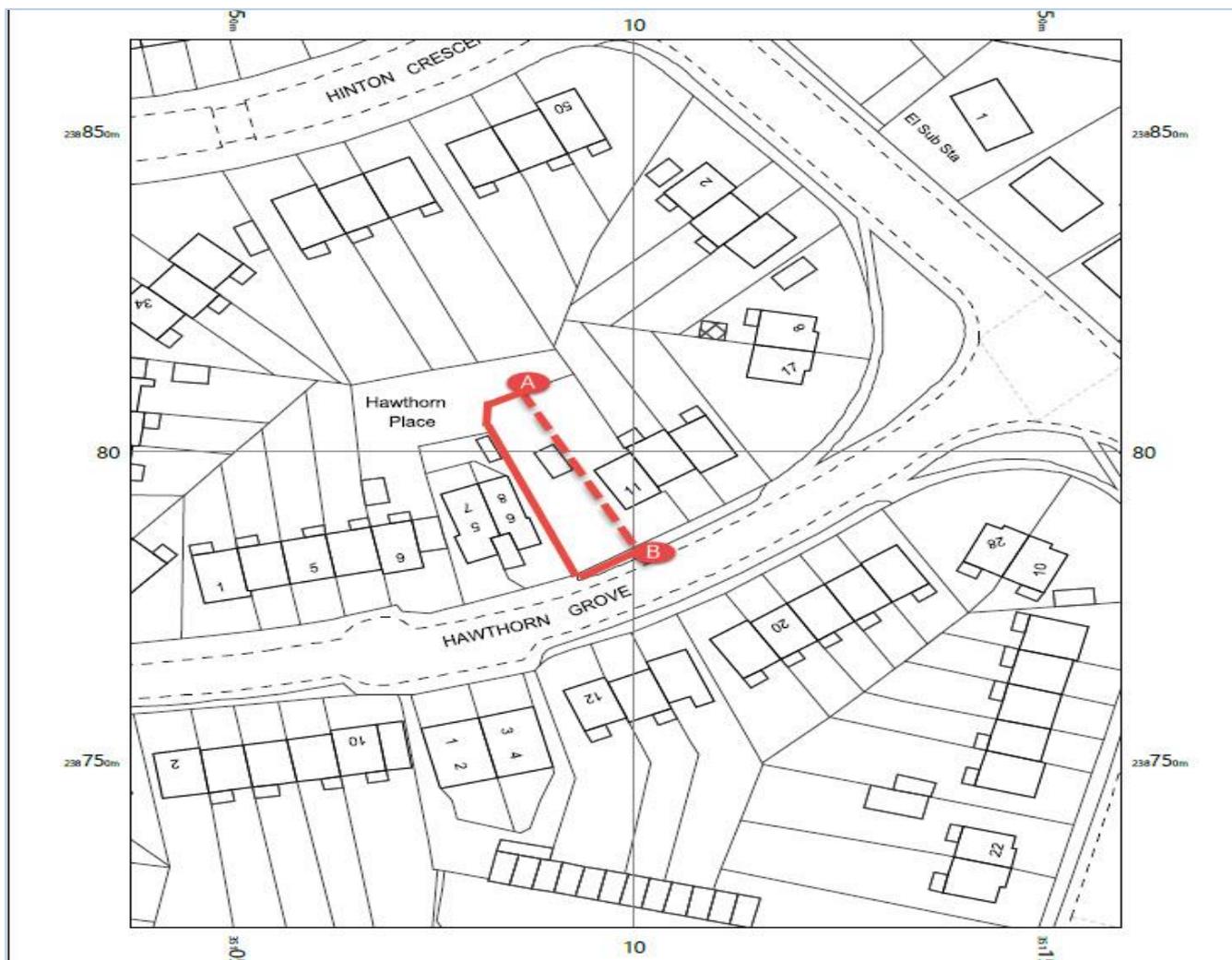


## LAND



Plan for illustration purpose only and not to scale

**Land adjacent to 11 Hawthorn Grove Hereford HR2 6AU**

**Offers in Excess of £10,000**

- Small parcel of land
- Approx 29m x 9m (Max)
- Established residential area
- Possible planning potential
- Viewing by site inspection
- **FOR SALE BY INFORMAL TENDER**

4 King Street  
 Hereford HR4 9BW  
**Tel:** 01432 355455  
**Fax:** 01432 266660  
[hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

37 High Street  
 Bromyard HR7 4AE  
**Tel:** 01885 488166  
**Fax:** 01885 488266  
[bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)

51 Broad Street  
 Ross-on-Wye HR9 7DY  
**Tel:** 01989 562009  
**Fax:** 01989 562446  
[rossonwye@flintandcook.co.uk](mailto:rossonwye@flintandcook.co.uk)

40 St James's Place  
 London SW1A 1NS  
**Tel:** 020 7839 0888  
**Fax:** 020 7839 0444  
[enquiries@thelondonoffice.co.uk](mailto:enquiries@thelondonoffice.co.uk)

## Land adjacent to 11 Hawthorn Grove Hereford HR2 6AU

A parcel of land being part of the former garden of 11 Hawthorn Grove, Hinton, Hereford HR2 6AU.

### Access

The land has vehicular access and is predominantly level with an outbuilding/former garage.

### Planning potential

There may be planning potential (subject to normal consents). Please note that two previous applications in 2003 and 2004 for a detached dwelling have been refused.

### Tenure

Freehold with vacant possession.

### Viewing

By site inspection at any reasonable daylight hour.

### Agents Note

1. The land will be sold subject to an Uplift/Overage clause whereby in the event of the successful purchaser obtaining planning permission within 15 years the vendors, or their successors in title, will be entitled to 25% of the gain in the value of the land - see Agent for further details.
2. The purchasers will be required to erect a close boarded fence between A-B within a month of completion of purchase.

### Method of sale

Informal Tender by Friday 12 January 2018.

### General information

#### Services

All mains services are available nearby. The prospective purchaser must satisfy themselves as to the cost and availability.

#### Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

#### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

#### Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

FC002493 29 November 2017



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.

The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.