

## 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

## 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

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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.

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