

DEVELOPMENT SITE



FRONT (SOUTH EAST) ELEVATION

80 Belmont Road Hereford HR2 7JS

£400,000

- Superb Development Site
- Easy reach of City
- Detailed Planning Consent
- 10 Apartments, 8 Parking Spaces
- All main services available
- South of the City

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Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

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THE SITE

This superb development site is conveniently located on the A465, about 3/4 of a mile from the City centre and near to a range of local amenities, including Asda supermarket and the Hereford swimming pool and Bishops Meadows playing fields. The site is level and extends to approximately 0.16 acres and has been cleared in readiness for development.

PLANNING PERMISSION

There have been Planning Applications on the site and the most recent of which being approved on the 14th October 2021 (application number 211919) for the construction of a 2/3 storey building providing 10 apartments (9 x 1 bedroom and 1 x 2 bedroom) with 8 associated parking spaces to the rear. Plans are available on our website www.flintandcook.co.uk or more detailed plans are available on the Herefordshire Council Planning Portal.

SERVICES

It is understood that all mains services are available onsite but may be subject to re-connection charges and prospective purchasers must satisfy themselves as to the cost/availability.

TENURE

Freehold with vacant possession upon completion.

GUIDE PRICE

£400,000.

VIEWING

Viewing is by site inspection.

DIRECTIONS

From our offices proceed into King Street and then into St Nicholas Street and at the traffic lights turn left and proceed over the river bridge and, at the Asda roundabout, take the 2nd exit towards Abergavenny on the A465 and the site is located on the right-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

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

FC006818 23 March 2022



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.

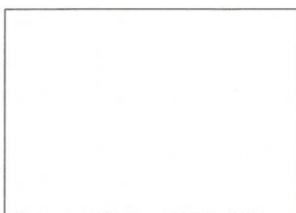
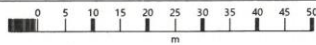
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Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes 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.

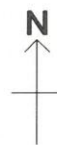
Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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.



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