

Development site at Sugwas Pool, Swainshill, Hereford
HR4 7QD





**Development site at
Sugwas Pool
Swainshill
Hereford
HR4 7QD**

**For sale by Online Auction on
Wednesday 18th November 2020,
opening at 9 am and closing from 6 pm.**

Summary of features

- Detailed planning permission
- Attractive rural location just 3.5 miles west of Hereford
- 4-bedroom detached dwelling with detached car port
- Generous plot

Offers over £150,000

Situation:

Swainshill is a small rural village found just 3.5 miles from Hereford centre along the A438 Hereford to Kington road. This lovely rural setting enjoys a particularly nice outlook to the north towards Credenhill and Tillington woods and there are a range of attractive footpaths very close by.

Facilities can be found in Hereford city itself and more locally in the villages of Credenhill and along Kings Acre Road.

Description:

An all too rare opportunity to purchase a valuable freehold building plot of a generous size with detailed planning permission for a detached two storey, 4 bedroom dwelling and detached car port. The site is tucked away from the main road and has just 2 near neighbours. The attractive scheme is ideal for buyers wanting to self-build as it has a unique internal layout but equally could be attractive to developers/builders.

Planning Permission:

Planning permission was granted on 17th January 2020 under the application 193492 for a 'proposed detached two storey, 4 bedroom dwelling, with a detached car port and associated landscaping'. A copy of the planning permission is available from our offices or on the Herefordshire planning website www.herefordshire.gov.uk Please see the application for any conditions and reserve matters.

Agents Note:

VAT is payable on the purchase price at the standard rate. VAT can be waived if the buyer is a self builder and notifies the seller of this in writing but the buyer must take independent advice on this.

Viewing:

At any reasonable time during daylight hours, whilst being considerate to the neighbouring properties.

Directions:

Leave Hereford on the A438 Kings Acre road for approximately 2 miles into Swainshill. Take the fork in the road to the right as indicated by the For Sale sign and the site can be found at the bottom of this lane as indicated by a further For Sale sign.

Services:

Mains water, electricity and drainage are all available very close by.

Mode of Sale:

The property is being offered for sale by Online Auction. The Auction will open at 9am and close from 6pm on Wednesday 18th November 2020 (unless previously sold). The Vendors reserve the right to accept an offer prior to the auction.

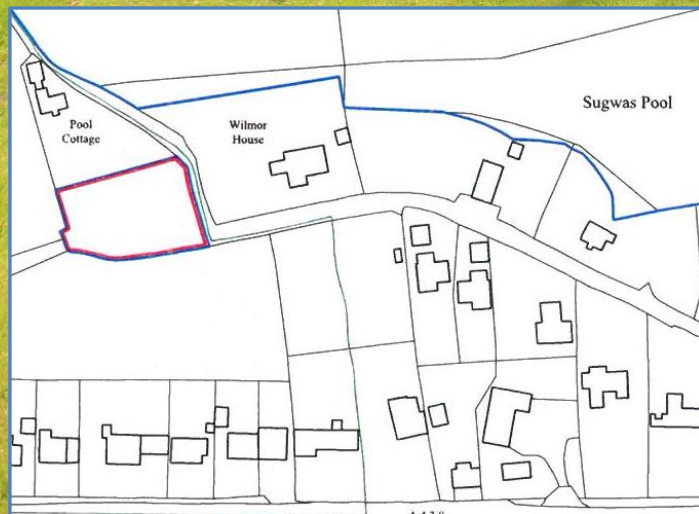
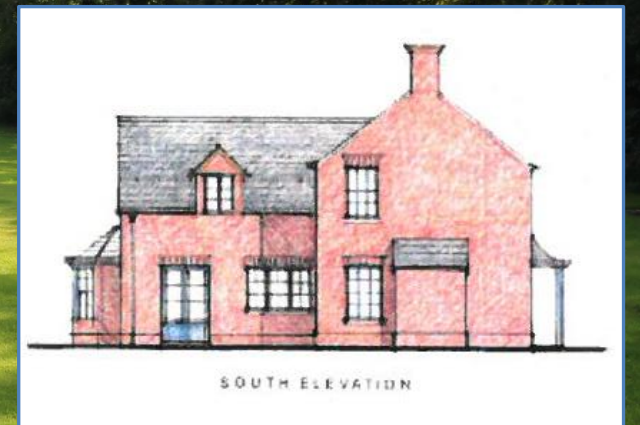
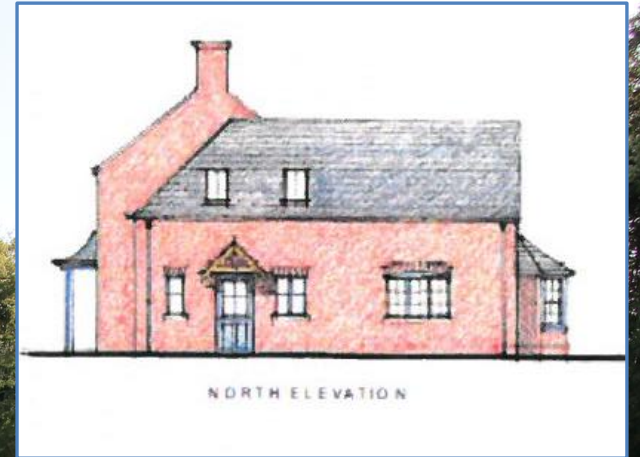
The Purchaser(s) will be required to pay a 10% deposit to the Vendors' solicitors within 2 working days of the auction with the balance of the monies within 28 days.

Contract

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents Online Auction webpage:
<https://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendor's Solicitors; Farrer & Co LLP
66 Lincoln's Inn Fields, London WC2A 3LH

Purchasers will be deemed to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

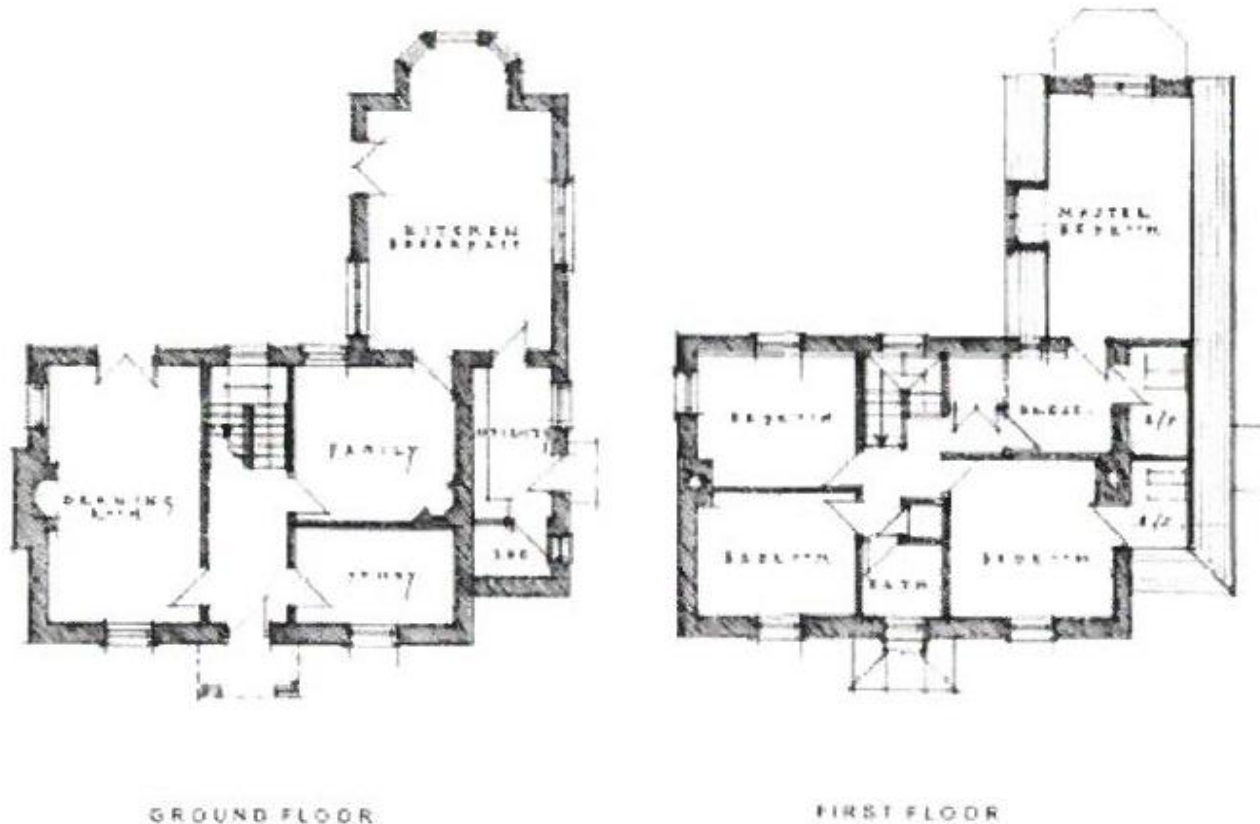


Agent's Fee:

The successful Purchaser(s) will be required to reimburse the Vendor's for the Search Fees.

Auction Guide/Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendors will consider a sale and will not be more than 10% above the guide price. Both figures are subject to change.



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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on