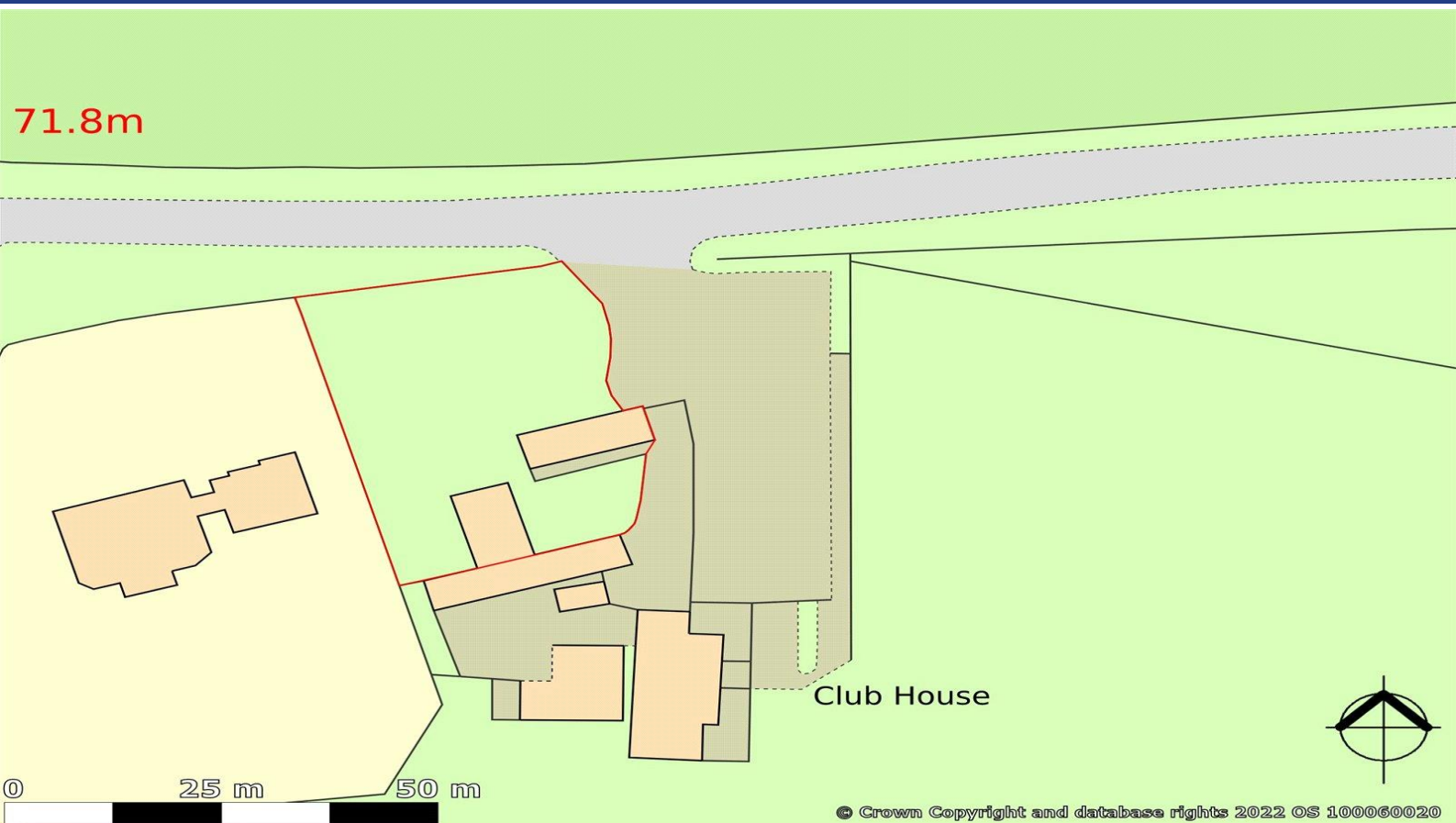


Land Adjoining the Eastern Side of Brockington Hall | Bodenham Moor | Hereford | HR1 3HX



- Extending to approximately 0.33 acres (0.13 hectares)
- Excellent access
- For Sale by private treaty
- Positive pre-app response for the development of 5 holiday lodges

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The Site

The site extends to approximately 0.33 acres (0.13 hectares), as shown on the accompanying site plan. The land offers an attractive development opportunity, subject to obtaining the necessary planning consents.

Access to the property by vehicle is via the A417 (an adopted road) which passes along the northern side boundary.

The Title Number is HE24513.

Location

The land is located to the south of the A417 and to the east of Bodenham Moor village. The land is situated approximately 0.5 miles east of the village centre. The land is situated immediately adjoining the Brockington Golf Club and east of Brockington Hall.

Boden Moor Village is a small settlement having a population of approximately 1,024 (2001 census). The village is approximately 7 miles south of Leominster and 11 miles north of Hereford city centre. Worcester city centre is accessible via the A417 & A4103 approximately 25 miles to the east.

The village benefits from a range of local amenities including Post Office, School, Surgery and Public House / Hotel.

Planning Consent

The site has had a positive pre-application for 5 holiday lodges and a bike store (22172/CE). More information available on request.

The purchaser is to make their own enquiries with the local authority.

Access

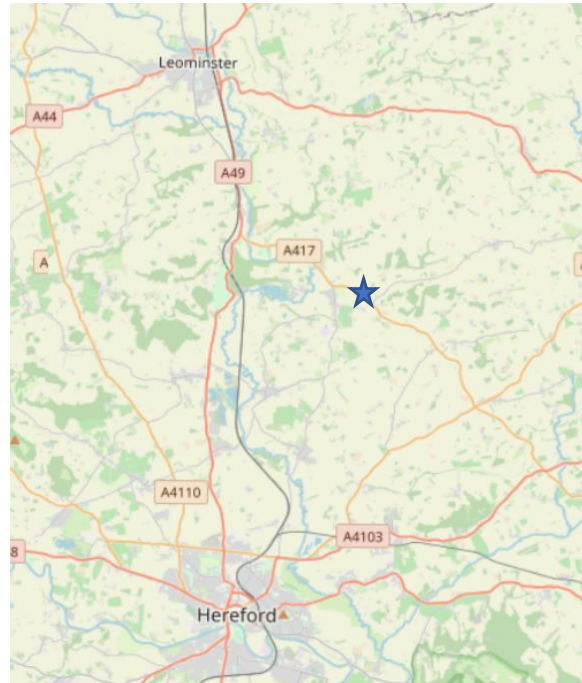
The site is accessed via a tarmac surface directly off the A417.

Local Authority

Hereford Council.

Services

We have not been informed regarding connection to any mains services. All interested parties are required to make their own enquiries.



Services, Easements and Right of Way

Interested parties are to make their own enquiries.

Tenure and Possession

The property is freehold and being offered for sale with vacant possession upon completion.

Viewing

Strictly by appointment only with the selling agents Berrys, Beech House, Anchorage Avenue, Shrewsbury Business Park, Shropshire, SY2 6LG.

Pricing

On application.

To book a viewing, please contact:

Cameron Frazer / Lucy Wilde

T: 07710 965302 | E: cameron.frazer@berrys.uk.com

T: 07384 117842 | E: lucy.wilde@berrys.uk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, SY2 6FG

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7. Purchasers must satisfy themselves by inspection or otherwise.

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