

# RESIDENTIAL DEVELOPMENT LAND

Middle Common Piggery, Lower Maescoed, Herefordshire HR2 0HP



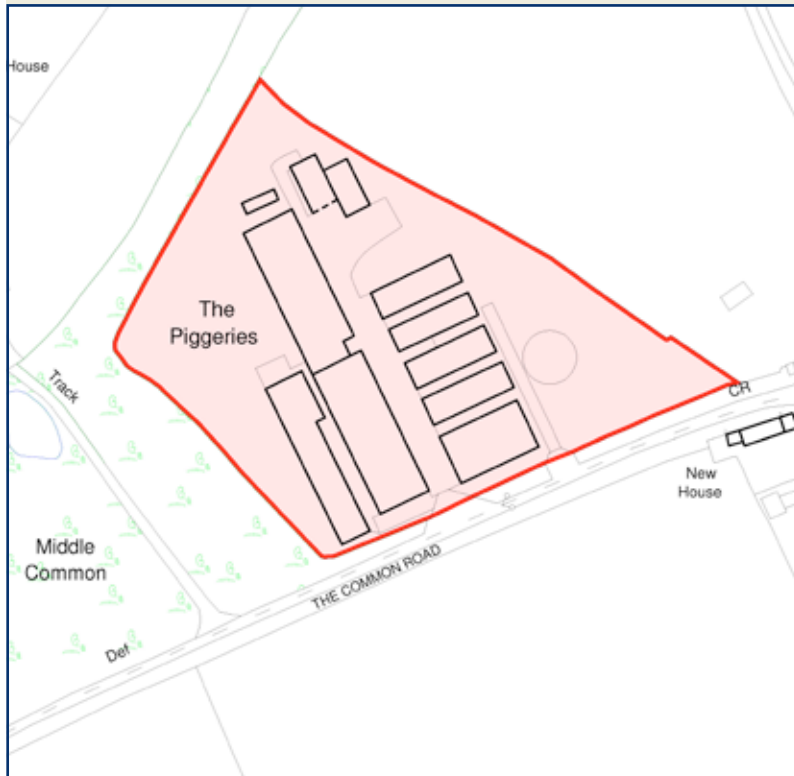
# RESIDENTIAL DEVELOPMENT LAND

Middle Common Piggery, Lower Maescoed,  
Herefordshire HR2 0HP

Residential development land with full planning  
permission for 7 dwellings set in a former farmyard.

The consented land extends in all to about  
**2.59 acres (1.05 hectares)**

For sale by Private Treaty



## Situation

Middle Common Piggery lies in the hamlet of Lower Maes-Coed, Herefordshire, which is situated approximately 4 miles to the north west of Pontrilas. Pontrilas is situated approximately 11 miles to the south west of Hereford and approximately 3 miles to the east of Longtown.

## The Property

Middle Common Piggery is situated in open countryside and sits in an elevated position with views over the Dulas Valley to the east. The Property comprises a range of redundant agricultural buildings and a small area of pastureland. The site is self-contained with road frontage. The existing farm buildings are mainly of steel portal frame construction and extend to approximately 2,760 square metres (29,708 square feet).

## Planning Consent

Full planning permission was granted by Herefordshire Council on 6th December, 2017 (reference: 172704) for the demolition of existing agricultural buildings and replacement of 6 dwellings with associated work space and, the conversion of an existing workshop to form a single dwelling and associated works. There are no known Community Infrastructure Levy Charges.

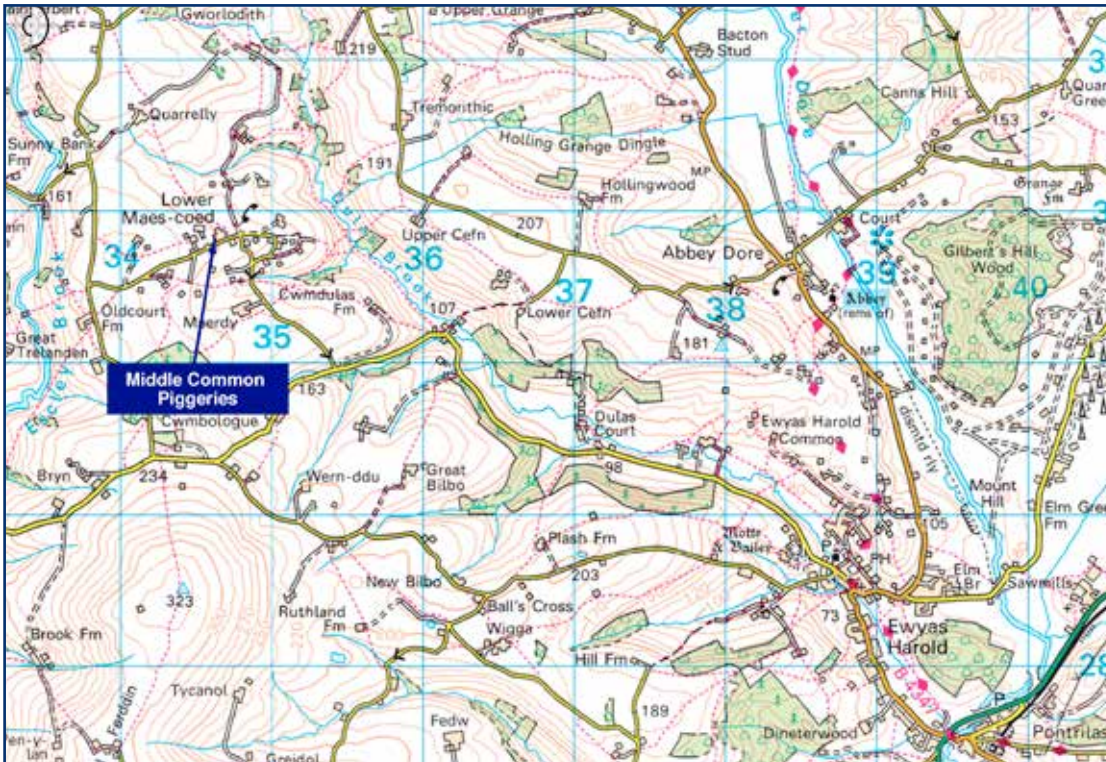
## Online Data Room

Detailed information is available in the Moore Allen & Innocent data room, to include:

- Land Registry titles
- Planning Application, decision notice and approved plans
- Planning and Design and Access Statement
- Phase 1 Habitat Survey
- Transport Statement
- Demolition Asbestos Survey

The data room login details are available from the selling agents. Please contact Anthony Wright on 01285 648 106 or [anthony.wright@mooreallen.co.uk](mailto:anthony.wright@mooreallen.co.uk) for further information.

**Please Note:** These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.



## General Information

### SERVICES

Mains water and electricity supplies are available nearby. Prospective purchasers are required to seek confirmation from the various utility companies that all other mains services are readily available.

### RIGHTS AND EASEMENTS

The Property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the same and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays, etc., as at present erected on or passing over the Property and subject to all existing and/ all pending agreements, if any affecting the same.

### TENURE AND POSSESSION

The Property is offered for sale by private treaty, with vacant possession on completion. The farm buildings or remnants of farming activity will be left as seen on the date fixed for completion with no further clearance or admission of responsibility thereafter.

### LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE. Tel: 01432 260000

### PLANNING CONSULTANTS

Willis & Co. (Town Planning) Ltd, 30 The Causeway, Chippenham, Wiltshire, SN15 3DB. Tel: 01249 444 975

### VAT

VAT will not be charged on the sale price of the Property.

### SELLER'S SOLICITORS

Tanners Solicitors LLP, Lancaster House, Thomas Street, Cirencester, GL7 2AX. Tel: 01285 659061

### VIEWING

By appointment through the selling agents (01285 648106).

### DIRECTIONS

From Hereford, head in a southerly direction and continue on the A465 for approximately 13 miles. On entering the village of Pontrilas turn right onto Pontrilas Road. On entering Ewas Harold, bear left and continue in a westerly direction for approximately 4 miles and then bear right onto The Common Road. At the second cross roads take a left turn. Continue for 100 yards and the Property will be signposted on the right-hand side.

**MOORE ALLEN**  
— & INNOCENT —

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