

Deacons Yard, Victoria Road, Kington, HR5 3BY
Guide price £250,000

COBB
AMOS

UNIT	HOUSE TYPE
1	2 bed house
2	2 bed house
3	2 bed house
4	3 bed house
5	3 bed house
6	2 bed house
7	3 bed bungalow
8	3 bed bungalow
9	3 bed bungalow
10	3 bed bungalow





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£250,000

Deacons Yard
Victoria Road
Kington

Summary

- Development site for 10 units
- Detailed planning consent
- Range of 2 & 3 bed properties
- No Sec. 106 or social housing
- Excellent opportunity

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A development site located in the centre of this historic market town with detailed planning for the erection of 10 properties including 7 new builds and 3 converted from the old Joinery shop. NO SECTION 106 LIABILITY.

Introduction

This development site has the benefit of the full three year build allowance with the latest permission having been granted on the 7th September 2016. The permission granted is for 3 x 2 bed terraced properties fronting on to Victoria Road; 2 x 3 bed and 1 x 2 bed properties converted from the original joinery shop; 2 x 2/3 bedroom detached and a pair of 2/3 bed semi-detached houses.

The Site

The site measures around 0.5 acres and has for over a century been home to Ernest Deacon Ltd Builders and Joiners. There are some buildings on the site which will require demolition but the main joinery shop is to be retained and three dwellings will be created. The further seven will be new builds with a variety of accommodations on offer to provide broad appeal to potential buyers. The site is level and the current access on to Victoria road will be closed off and a new access formed from Victoria Court.

Planning Permission

Planning permission was granted on the 7th September 2016 with a 3 year expiration date. All plans and drawings can be inspected at the agents office or downloaded by visiting Herefordshire Planning Portal using the application no. P153631/F.

The vendors have recently completed the desk top study & ground investigation for a full Contamination Report which is available on request.

Services

All mains services are available on or close to the site.

Location

The site is located in a great spot within the town and only a short stroll to the centre where there are a range of mainly independent retailers. The town has an active community and offers many social and sporting opportunities with excellent amenities which include supermarket, Library, Doctors surgery, Hotel and Spa, Primary and Secondary Schools. Kington is an historic market town situated on the English/Welsh border with the Offas Dyke footpath providing superb walking.

Agents note

The site was subject to a comprehensive contamination assessment in 2017 and is available to review at our offices.

Viewings

The site is accessible for external observational purposes but all site visits should be booked with the agent.

Directions

From the roundabout on the A44 turn on to Victoria Road and the site can be found after a short distance on the left hand side.

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MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

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