



Plots 1-7, The Ruby Development

Pembridge, Leominster, HR6 9EN

Price

£250,000 - 380,000

COBB  
AMOS

## Introduction

An exclusive development situated on the outskirts of the highly sought after black and white village of Pembridge. The development will include seven bespoke designs ranging from three to four bedrooms; all with light and spacious accommodation. There will be quality fixtures and fittings throughout.

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- Stunning brand new properties
  - 4 x 3 bedroom properties
  - 3 x 4 bedroom properties
- All master bedrooms with en-suites
  - Quality fittings
  - Exclusive development
  - NO ONWARD CHAIN

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## Location

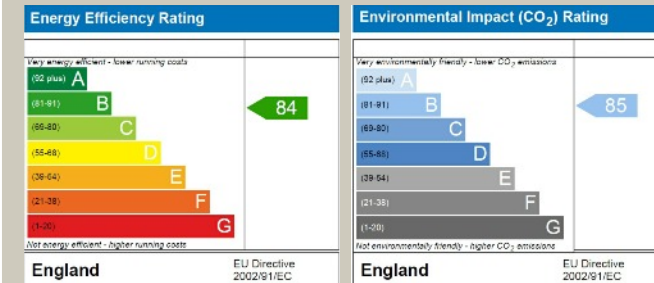
The development is situated on the fringes of the popular black and white village of Pembridge, which is very well catered for offering a number of public houses and restaurants, primary school, village hall, shop, tea rooms and church to name just a few. The popular market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide. Hereford City is approximately 16 miles distant offering a further wealth of shopping, recreational and educational facilities.





## Energy performance

Please note that all of the properties have an EPC rating of band B. Please see plot one's rating below as an example.



## Directions

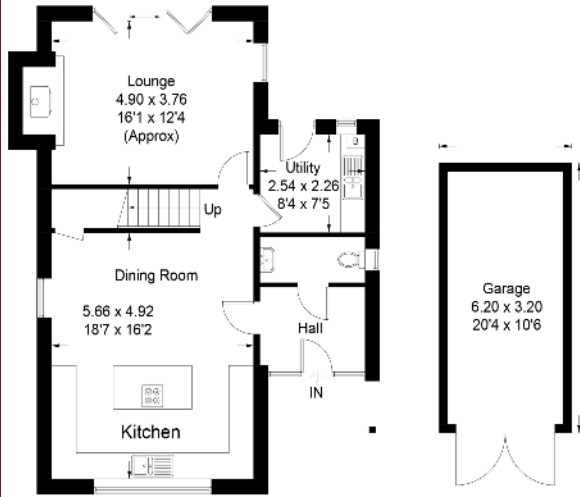
From Leominster, proceed west on the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn take the right hand turn signposted Pembridge, continuing on the A44. On entering Pembridge pass The Kings House on the right hand side, then taking the next right hand turn onto Bridge Street (Signposted Shobdon). After a short distance turn left onto "Sandiford Ploc" where the site can be found at the end of this road.



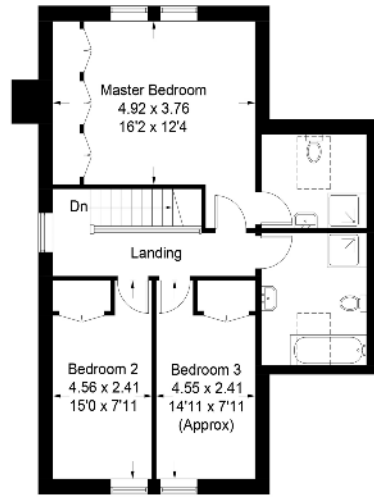
£350,000

Plot 1

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft  
Garage = 16.2 sq m / 174 sq ft  
Total = 150.3 sq m / 1617 sq ft



Ground Floor

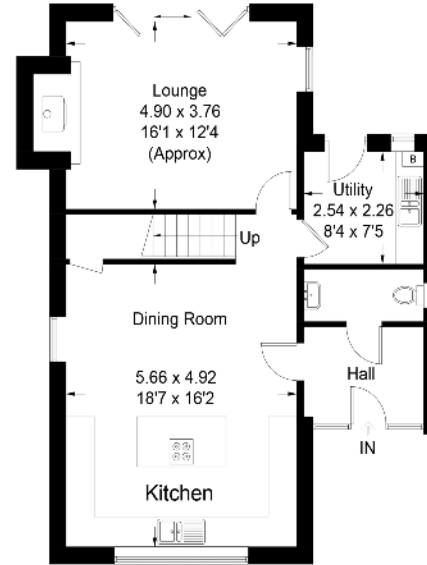


First Floor

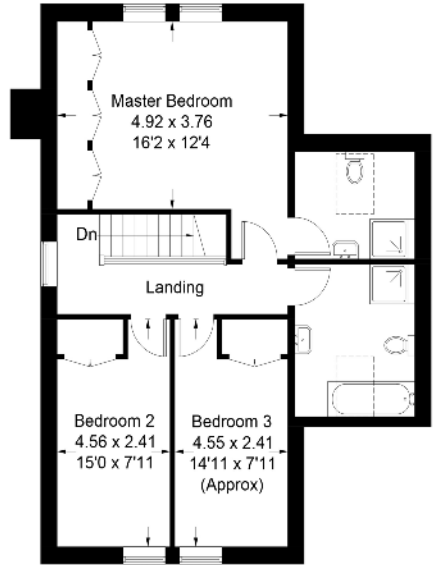
£350,000

Plot 4

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft



Ground Floor

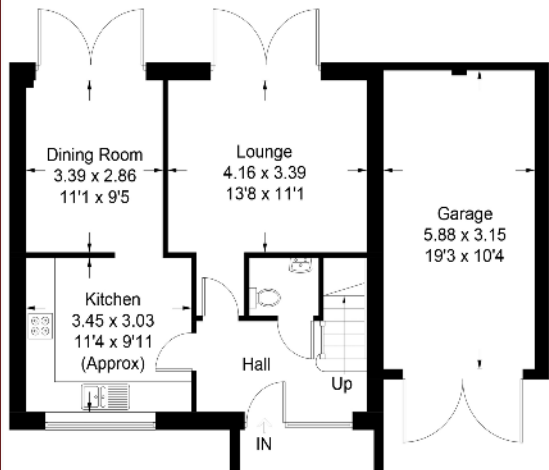


First Floor

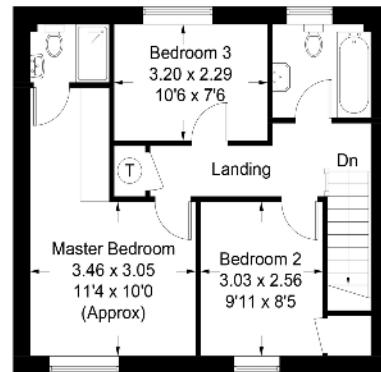
£260,000

Plot 6

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 113 sq m / 1216 sq ft



Ground Floor

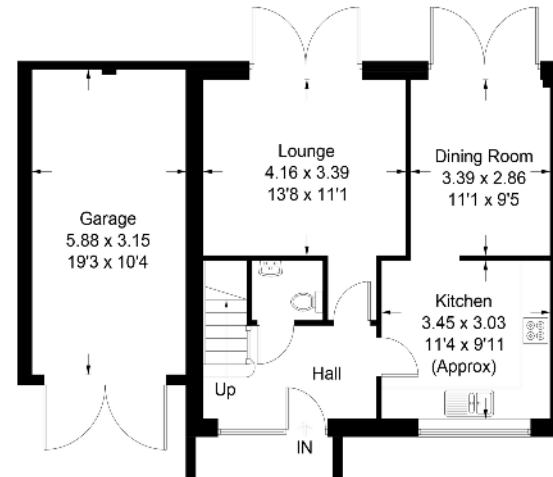


First Floor

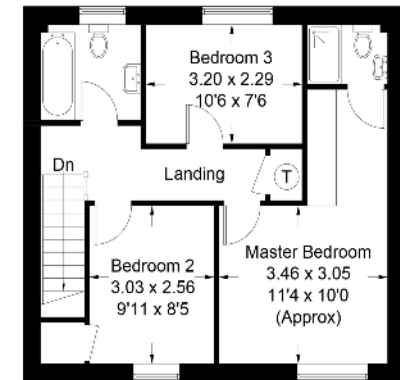
£250,000

Plot 7

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 113 sq m / 1216 sq ft



Ground Floor

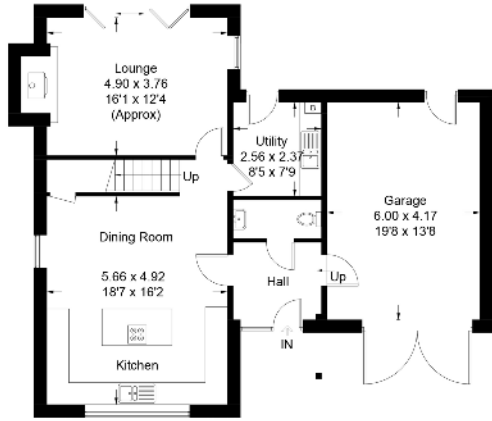


First Floor

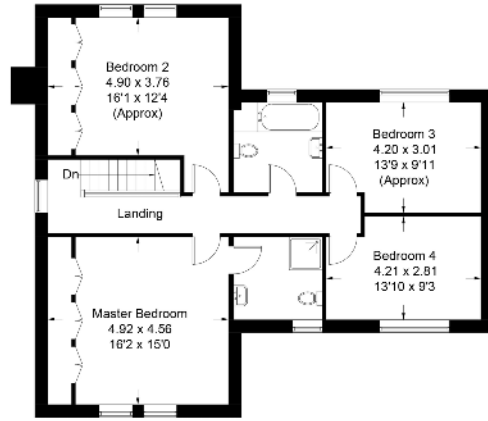
£380,000

Plot 2

Approximate Gross Internal Area = 187 sq m / 2013 sq ft  
(Including Garage)



Ground Floor

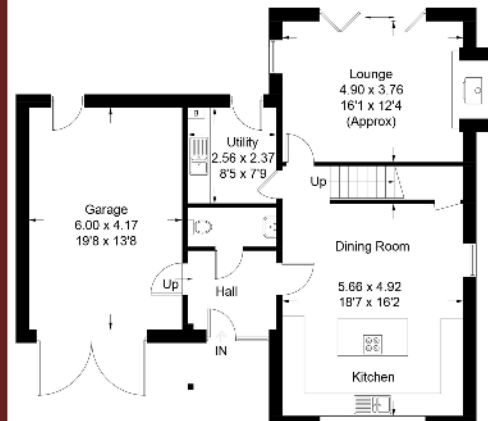


First Floor

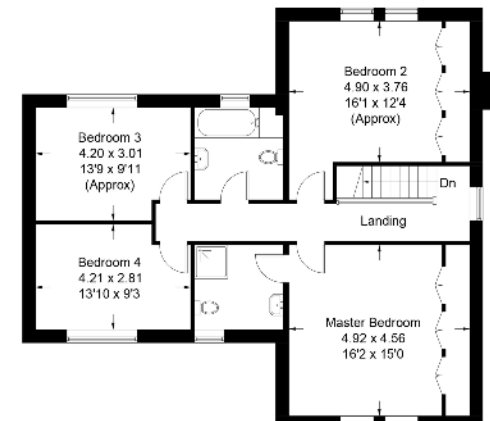
£380,000

Plot 3

Approximate Gross Internal Area = 187 sq m / 2013 sq ft  
(Including Garage)



Ground Floor

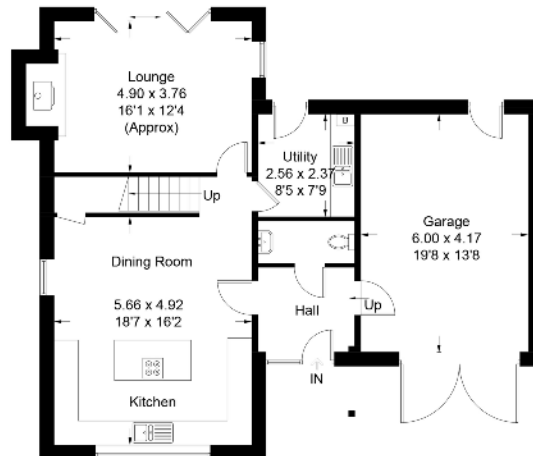


First Floor

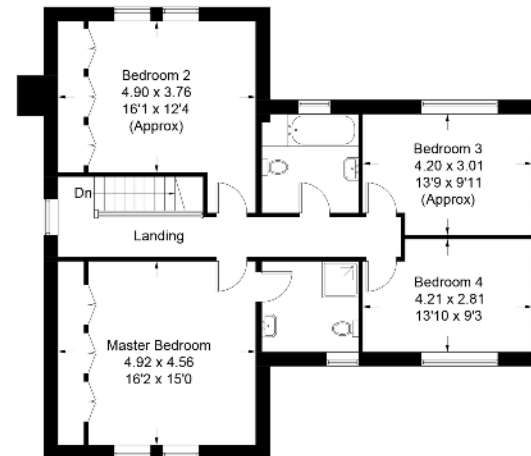
£380,000

Plot 5

Approximate Gross Internal Area = 186.8 sq m / 2011 sq ft  
(Including Garage)



Ground Floor



First Floor



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