



Rural building plot  
Full planning permission  
Services already installed

# LLANCLOUDY

Guide price £275,000



ARCHER & Co



# HILLBROOK HOUSE

Llancloudy, Hereford, Herefordshire HR2 8QP



## KEY FEATURES

- A rural building plot with full planning permission for a split-level contemporary home
- Elevated position offering views in multiple directions
- Generous gardens

Nestled in the picturesque South Herefordshire countryside, just a short distance from the Welsh border, this exceptional half-acre building plot comes with full planning permission to create a stunning, split-level, Three-bedroom, contemporary home. The planning reference number is P203465/F

The plot also benefits from essential services already installed, including electricity ducting to a newly installed transformer, BT fibre broadband, and a mains water connection. Since the original purchase, additional improvements have been made, including a partial driveway, a hedge, and a gate, enhancing both accessibility and privacy.



Llancloudy is conveniently located on the Herefordshire border, with the nearby village of St. Weonards offering a Primary School and a small shop. Additional amenities include a garage and shop at Broad Oak, and a public house in Garway. The location provides easy access to the market towns of Ross-on-Wye and Monmouth, as well as the cathedral city of Hereford. The M50 is within easy reach, offering direct routes to Bristol and Cardiff, while the Forest of Dean and Brecon Beacons are just 20 and 45 minutes away, respectively.

This plot offers a wonderful opportunity to build a home that combines modern design with the natural beauty of the surrounding landscape.

### AGENTS NOTES:

Planning reference number- P203465/F

## DIRECTIONS

From office A49 leaving Ross at Everstone turn left signposted Abergavenny. Straight over at the cross roads at St.Owens Cross continue on this road until the crossroads with A466 and B4521 turn left signposted Monmouth. After half a mile you will see the site on the right hand side by a green barn.

## INFORMATION

Postcode: HR2 8QP  
Tenure: Freehold  
EPC: N/A

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