

The Building plot at Bridge House, Norton Canon, Hereford, Herefordshire, HR4

7BG

Guide price £192,500

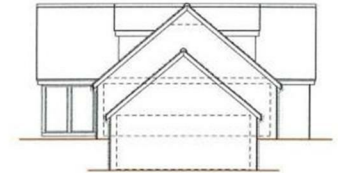


Character & Country

PROPERTY SPECIALISTS



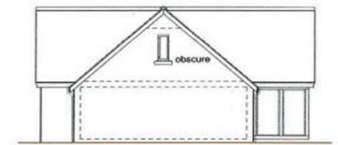
Front (East) Elevation



Side (South) Elevation



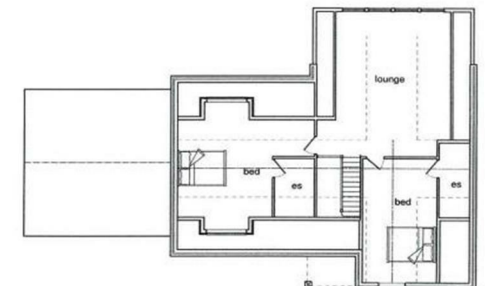
Rear (West) Elevation



Side (North) Elevation



Ground Floor Plan



First Floor Plan

NB:- INDICATIVE EXTERNAL ELEVATIONS AND FLOOR PLANS



Occupying a delightful quiet rural location, adjoining and overlooking open countryside, a rare opportunity to acquire a delightfully situated and substantial building plot. Please see plans - boundary revision.



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SITUATION & DESCRIPTION

The Building Plot, and the adjacent property Bridge House, in whose gardens the new property is to be constructed are situated approximately 12 miles from the city of Hereford but is also readily accessible to Kington 10 miles, Leominster 12 miles and Hay on Wye 13 miles. Local amenities are available at the renowned and well stocked Oakchurch Farm shop and garden centre; the villages of Eardisley and Staunton on Wye with doctors surgery and primary school are also just a few minutes drive away along with the well equipped 'Black and White Trail' village of Weobley (approx. 3.5 miles) offering shops, public houses and restaurants, butchers and schooling.

The site itself enjoys a delightful rural location and is surrounded by open countryside with numerous countryside walks close by. The planning permission is for a single individually designed dwelling with garage, 3 car parking and turning area. The boundary is clearly marked out on site.

SERVICES

Mains water and electricity are close by. It will be the responsibility of the purchaser to install a sewage treatment plant and sustainable drainage system.

AGENTS NOTES

The boundary is clearly marked out on site however may be subject to slight change. Plans are for approximate guidance purposes only.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

- **OUTLINE CONSENT FOR A SINGLE INDIVIDUALLY DESIGNED DWELLING WITH GARAGE, 3 CAR PARKING AND TURNING AREA**
- **DESIGN FEATURING 4 BEDROOMS AND A FIRST FLOOR SITTING ROOM TO MAXIMISE THE BEAUTIFUL VIEWS AVAILABLE.**
- **APPLICATION NO 230841 GRID REF 337902:247287**
- **ADJOINING OPEN COUNTRYSIDE**
- **PLEASE SEE LINKS TO PLANNING CONSENT AND ADJACENT PROPERTY IN THE DESCRIPTION**