

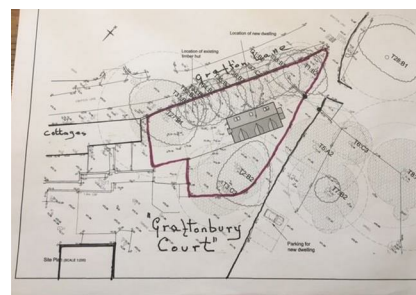
# The Gatehouse Plot, Graftonbury Lane, Grafton, Herefordshire, HR2 8FA

Guide price £99,000



Character & Country

PROPERTY SPECIALISTS





The Gatehouse Plot, Graftonbury Lane, Grafton, Herefordshire, HR2 8FA

Guide price £99,000

Council Tax Band:

Within the grounds of former small country house estate, (now converted to residential accommodation) a small building plot with long frontage to the private driveway of the original Estate.

#### PROPERTY DESCRIPTION

Within the grounds of former small country house estate, now comprising residential housing, a small BUILDING PLOT with long frontage to the private driveway of the original Estate.

" The Gatehouse plo!, Graftonbury Court, Grafton Lane, Hereford HR2 8FA.

Any house to be built on this rather unique shaped plot will be very well detached with the main elevations having an open outlook over part of the grounds with fine specimen trees and the countryside beyond.

#### OUTLINE PLANNING CONSENT

Granted in November 2018 (then known as The Chalet) application no 182083, for a detached 2 story building of 1200 sq ft (111.48 square metres) by Herefordshire Council.

The property depicted on the plan may be replaced by an alternative design and layout to choice, subject to a successful full planning application, where the Council will also consider more contemporary designs subject to their suitability for the character of the area.

#### NOTES

The Vendors and Associates are able to provide a full planning and construction service if required.

The original main Country House has been converted into 5 houses and apartments

where the development owner is responsible for making up the car park areas and the driveway at no cost to the plot purchaser.

Mains water, gas and electricity are available in the area, together with a right to drain into a refurbished communal drainage treatment plant.

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/id=182083&search-term=182083](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/id=182083&search-term=182083)

#### MATERIAL INFORMATION

Tenure: Freehold

#### 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.













## Character & Country

PROPERTY SPECIALISTS

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

[hereford@characterandcountry.co.uk](mailto:hereford@characterandcountry.co.uk)

[www.characterandcountry.co.uk](http://www.characterandcountry.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	