



## Building Plot at Copelands

Church Way  
Holmer  
Hereford  
HR1 1LL

**£225,000**

- Outstanding Building Plot
- Exclusive location
- Detailed Planning Consent
- Substantial 4 bedroom dwelling
- Double Garage
- Viewing advised

# Building Plot at Copelands, Church Way, Holmer, Hereford HR1 1LL

This exceptional building plot is pleasantly located within the grounds of an historic Grade II listed building in a lovely sylvan setting about 2 miles north of the cathedral city of Hereford.

Local amenities include, a church, shop, exclusive health and leisure club (Holmer Park), a public house, primary school and the property is well placed for access to Hereford Leisure Centre and the racecourse.

Forming part of the garden of "Copelands", Plot 1 is an individually architect designed house on an exclusive private electronically gated development accessed via a private driveway in a semi-wooded setting.

## PLANNING PERMISSION

Planning permission was originally passed on 17/09/2015 (application number 143412) and was subsequently implemented on 23/08/2016 with building regulations approval (application P161037 – date of commencement 22/08/2016).

Full plans are available for inspection on the Herefordshire council website.

The proposed dwelling will be 2 storey and is a mixture of both contemporary and traditional design with natural stone and timber clad elevations and will comprise

## GROUND FLOOR

Entrance hall, downstairs cloakroom, open plan kitchen, living/dining room with morning terrace, an office and utility room.

## FIRST FLOOR

Galleried landing, master bedroom with dressing room, ensuite shower room and balcony, 3 bedrooms, family bathroom.

## OUTSIDE

There is a good sized garden plot and a double garage with storeroom over.

## ACCESS

Access is via the existing driveway to Copelands as per the planning permission.

## SERVICES

Purchasers are to satisfy themselves as to the cost and availability of services but it is understood that mains water, gas and electricity are available for connection nearby and drainage will be via a shared bio disc provided by the vendor.

## DIRECTIONS

From Hereford proceed north on the A49 towards Leominster and at the Starting Gate roundabout take the second exit, continuing on the A49, then after a short distance turn right into Attwood Lane the just before the left hand turning to Coldwells Road the entrance drive to Copelands is on the left hand side.

What Three Words/// //answer.fend.mixer

## VIEWING

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

