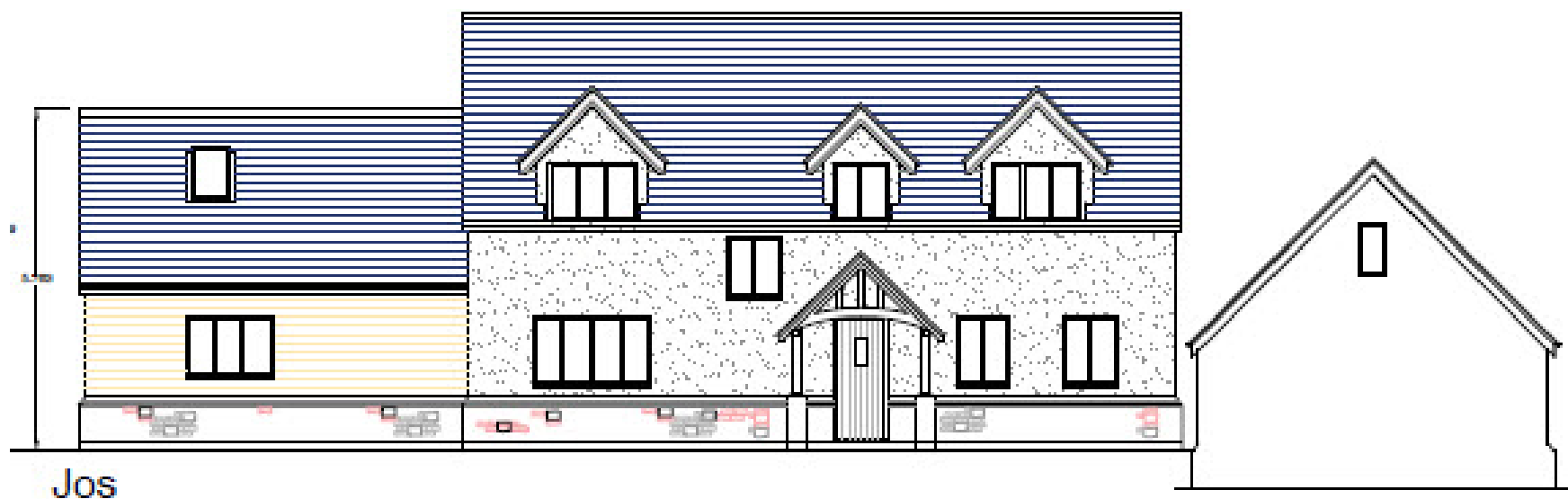
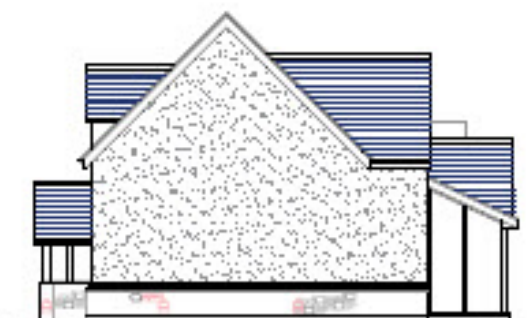




Rear (east) Elevation



Side (north) Elevation

The Building Plot

Fownhope
Hereford
HR1 4PA



The Building Plot at Jos, Fownhope, Hereford HR1 4PA

An excellent opportunity to acquire a Freehold building plot with Detailed Planning Permission, set in a sought-after village location within walking distance of local amenities.

The original bungalow was constructed in the 1960s and has suffered from structural movement but now has detailed planning consent for the construction of a self-build replacement dwelling and a detached garage.

The property is situated within walking distance of the popular village of Fownhope, which lies between the Cathedral City of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles), with convenient access to the M50 motorway (Junction 3). Within the village there is a shop/post office, butcher's shop, doctor's surgery, two public houses, an exclusive health and leisure club (Wye Leisure), village hall, sports playing field and a primary school. The property also falls within the catchment area for Bishop's secondary school.

Opportunities for a custom-build project of this nature are rarely available. This site offers an excellent opportunity to create a substantial family home, together with a proposed detached garage.

Full plans can be viewed on the local planning portal under **application number 243101, granted in July 2025.**

Proposed Dwelling

The proposed two-storey dwelling will comprise **ground floor** an entrance hall, downstairs cloakroom, lounge, kitchen/dining/family room, ground-floor bedroom, study with shower room, utility, plant room and pantry.

To the **first floor**, the plans provide for a master bedroom with en-suite bathroom and dressing room, together with two further double bedrooms, each with their own en-suite facilities.

Externally, the plans also includes a detached double garage.

The new build property will be energy efficient with solar panels.

Existing Bungalow

The existing bungalow is **to be demolished** and currently comprises a porch, entrance hall, sitting room, dining room, kitchen, 2 bedrooms and bathroom, first floor (not currently accessible) a further 2 bedrooms and WC.

Outside

The property is initially approached via a brick paved driveway, there is a lawned front garden and to the rear a very large garden which is mainly lawned and bisected by a stream, all enclosed by hedging with a range of both ornamental and fruit trees.

The whole extends to 0.34 of an acre.

Agents Note

The following surveys have already been completed and are available for prospective purchasers. They can be assigned to the purchaser upon agreement of the sale:

Topographical Survey
Arboricultural Report
Bat Survey
Ecological Survey
Flood Risk Assessment

Property Services

Mains water, electricity, drainage and gas are connected.

Outgoings

Council tax band 'D' - 2025/2026

The new dwelling will need to be assessed.

Water and drainage rates are payable.

Directions

From Hereford proceed towards Ledbury on the A438, turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford, into Fownhope, past the shop and then at the small crossroads, (before the entrance to Wye Leisure) turn left towards Woolhope and the property is located on the right hand side, as indicated by the Agent's for Sale board.

What three words: //snipe.convey.smirking

Viewing

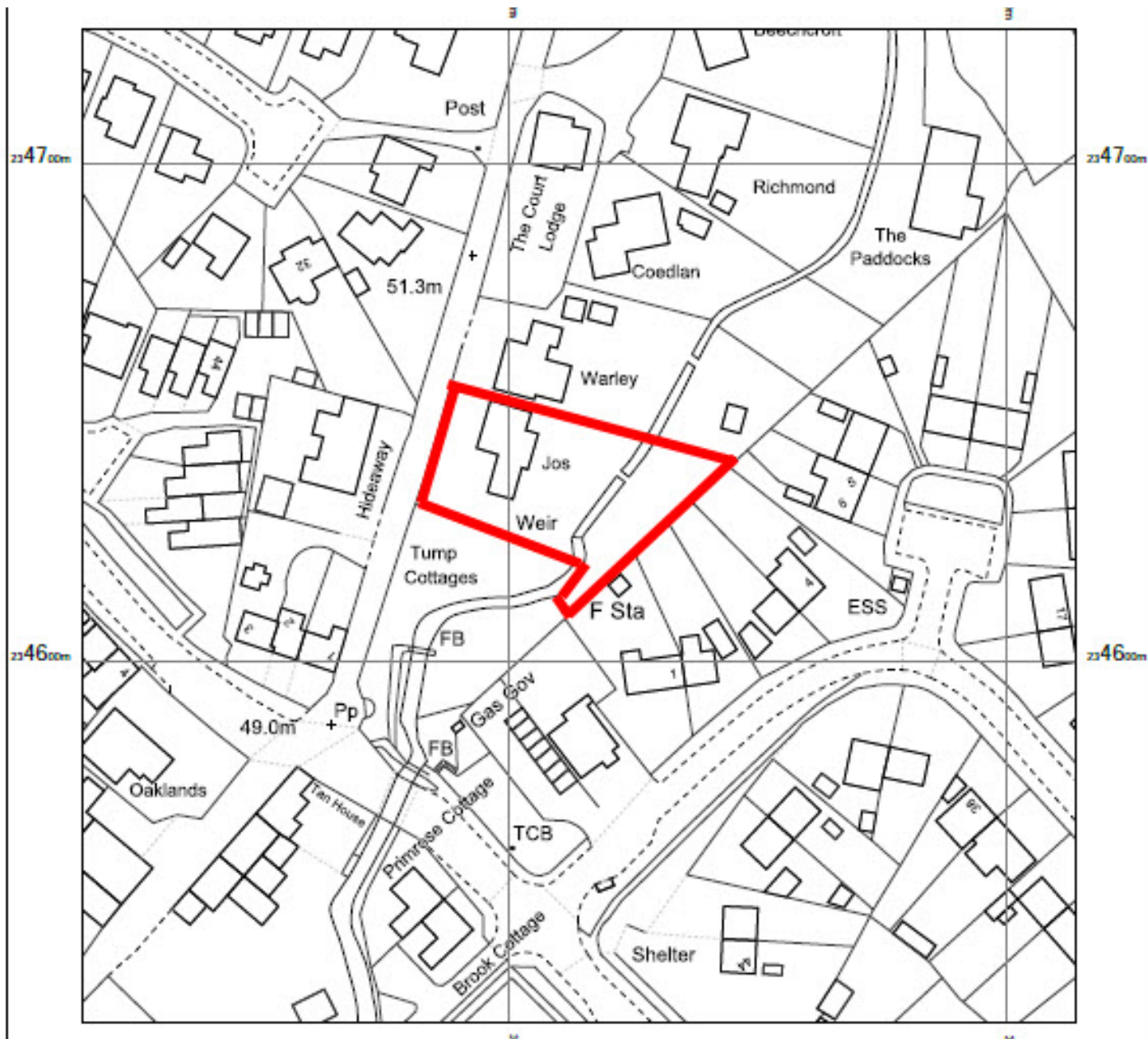
Viewing is by site inspection during daylight hours with Flint and Cook

Money Laundering Regulations

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

FC01011 December 2025

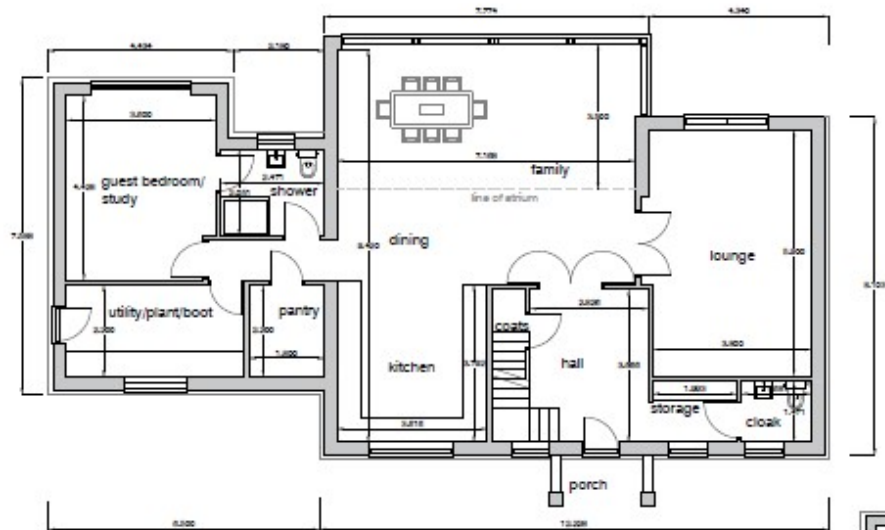




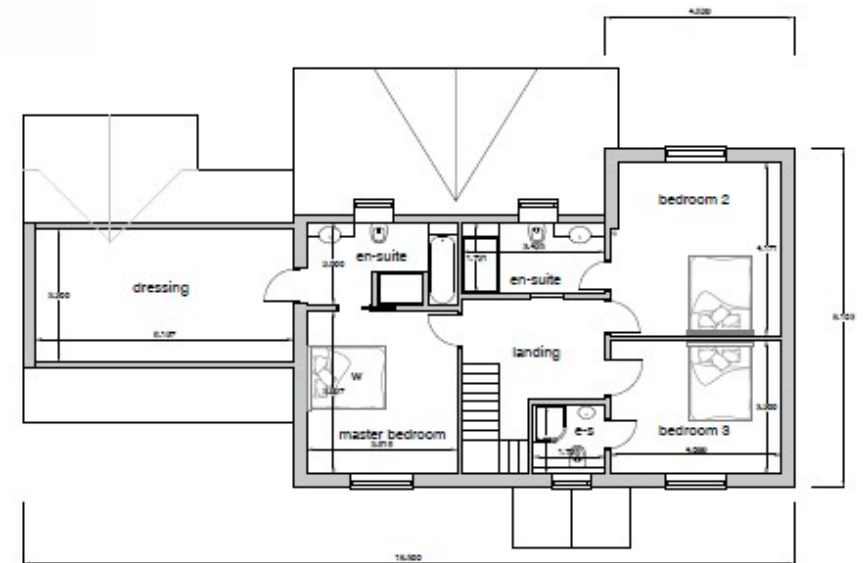
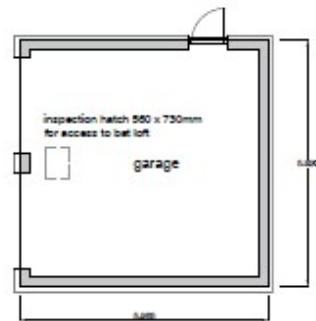
These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given 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.



Proposed Floor Plans

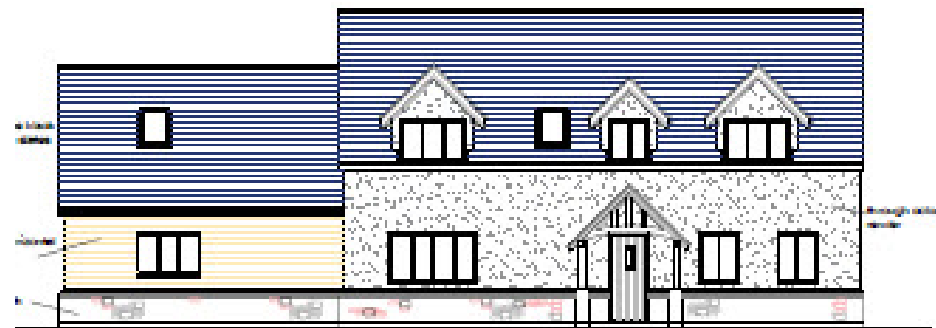


Ground Floor
scale 1:100

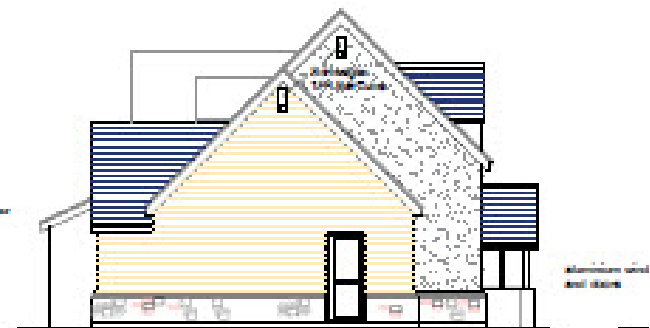


First Floor

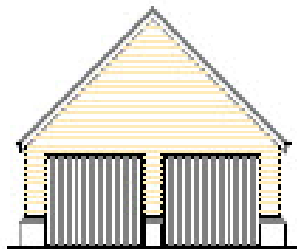
House Gross Internal
Floor Area 223sq.m



Front (west) Elevation
Elevations scale 1:100



Side (south) Elevation



Front



Side



Rear

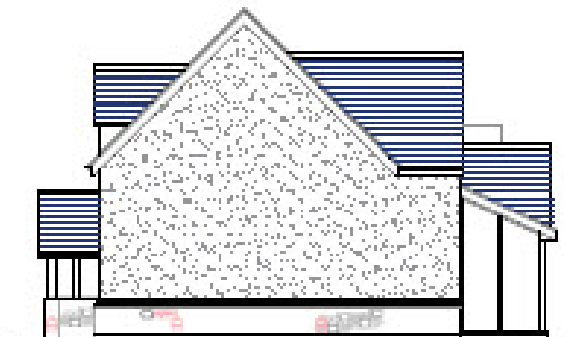


Side

Garage Elevations



Rear (east) Elevation



Side (north) Elevation