



Land at Broomy House, 83 Broomy Hill, Hereford HR4 0LJ



**Sunderlands**  
Residential Rural Commercial



**Land at Broomy House,  
83 Broomy Hill,  
Hereford  
HR4 0LJ**

Summary of features

- Valuable Development Site
- Sought after edge of city location
- Design for three large detached contemporary style homes
- Ideal for Developers

**Offers in excess of £700,000**

**Situation:**

Broomy Hill is a leafy suburb on the western side of the city, being set up above the Wye River and bordering open countryside. Hereford City offers main facilities including educational, leisure and shopping and also has some lovely walks next to the River leading out to Breinton.

**Description:**

A highly attractive site with three building plots in a slightly elevated, tucked away location. About an acre site with lovely views to the south. Exciting contemporary designs with planning for two 5 bed houses and a 4 bed, all with double garages.

Set in this sought after leafy suburb, just on the western city fringes, a rare opportunity to purchase a site of three freehold building plots. Each plot has planning for a beautifully designed, bespoke home offering spacious accommodation over two floors with open plan rooms and wide south facing sun terrace.

This attractive site is ideal for developers wanting an interesting high end project.

**Planning Permission:**

Planning Permission was granted on 24<sup>th</sup> June, 2021 for three years, for the 'erection of three dwellings and associated vehicle access'. Approved plans and the Planning Permission are available at our Offices or on the Planning Portal [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk).

**Services:**

We understand there is mains water and electricity with a proposal for foul water to be pumped from the site to the nearest Welsh Water

sewage line. Buyers should make their own enquiries with the relevant Authorities.

**Viewing**

Please contact the Selling Agents. The property is for sale by Private Treaty.

**Directions:**

From Hereford proceed along Barton Road and just after the old railway bridge take the left turn into Broomy Hill Road and follow uphill, passing the water tower and after a short distance the proposed entrance will be seen on the left hand side.

**Virtual Viewing:**

<https://vimeo.com/739222129>

**Agents Note:**

Any Plans used in the preparation of these details may have been reduced in scale and any interested party should check with the Title Plan before proceeding to purchase.





House A



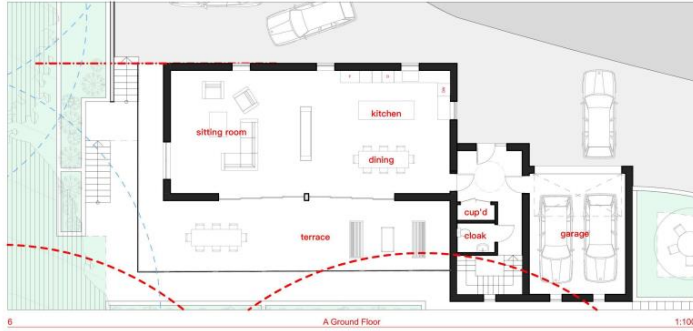
House B



House C

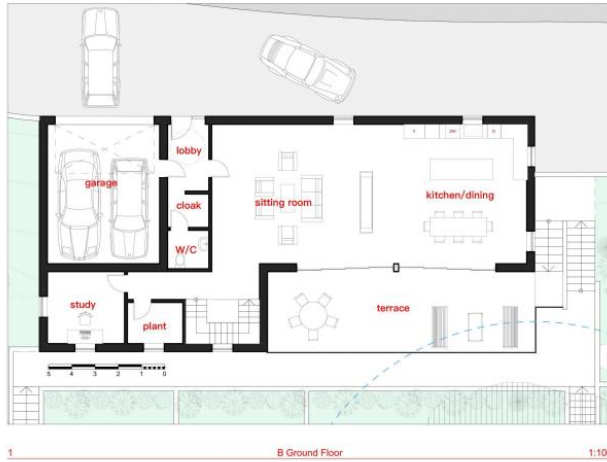
## HOUSE A

Total floor area = 2,567 Sq Ft  
All areas are gross internal & exclusive of garages.



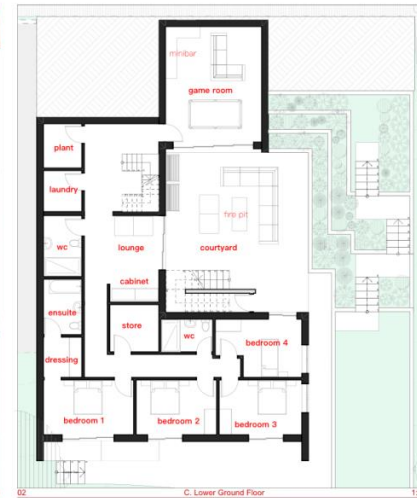
## HOUSE B

Total floor area = 2,708 Sq Ft  
All areas are gross internal & exclusive of garages.



## HOUSE C

Total floor area = 2,470 Sq Ft  
All areas are gross internal & exclusive of garages.







## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

### Hay-on-Wye Branch

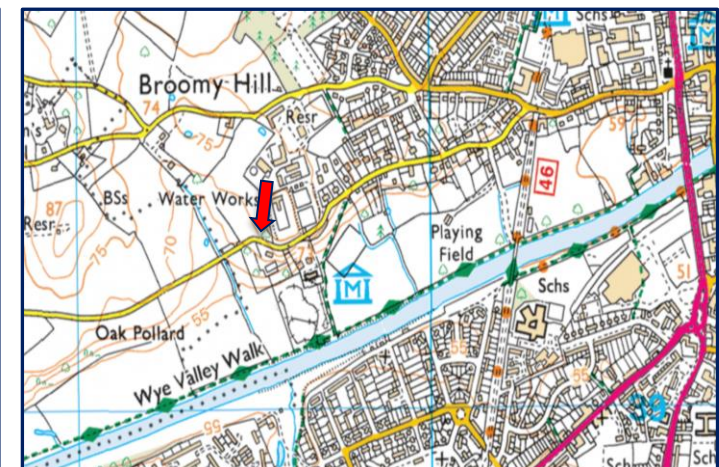
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.