



Graftonbury Court Building Plot, Grafton Lane, Hereford HR2 8BN



Sunderlands

Residential Rural Commercial

**Graftonbury Court Building Plot,
Grafton Lane,
Grafton,
Hereford
HR2 8BN**

Summary of features

- Building Plot with Planning Permission
- Planning Permission for detached 4 bed house
- Semi-rural location near to city
- Mature gardens

Offers around £165,000

Situation:

Grafton is a small Hamlet lying just a mile from the outskirts of Hereford City. Main shopping is in Hereford centre, where there are leisure and educational facilities. The property is also well placed for access to Ross on Wye and Monmouth.

Description:

A freehold building plot with full planning consent for construction of a detached property in this rural, accessible location near to Hereford. Set in the grounds of an old country house with delightful mature surroundings, this excellent plot is tucked away from main roads, set off a country lane and offers individual accommodation arranged over two floors and briefly comprises 2,319 square feet of accommodation. The accommodation will comprise; Reception Hall, open plan Living Room/Dining/Kitchen Area, Utility, Cloakroom, Study and to the first floor; four good sized Bedrooms, 2 En Suites and a family Bathroom. There are surrounding gardens, parking area and a detached Garage.

Mains water, gas and electricity are available nearby.

Ideal for Developers or buyers wishing to build their own home.

Services:

We understand that mains water, gas and electricity are available nearby. There is a Management Company relating to charges in respect of the communal areas and services used.

Planning Permission:

Planning Permission was granted on 9th August 2024 for three years under Application No. 231272. Full plans are available from our Offices.

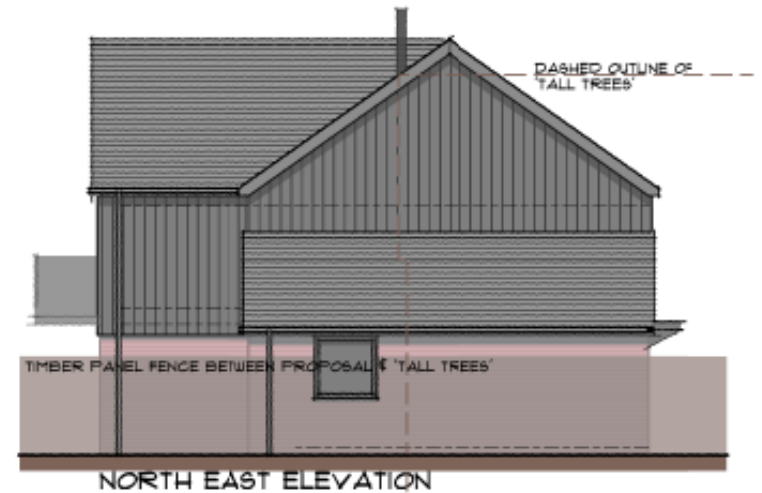
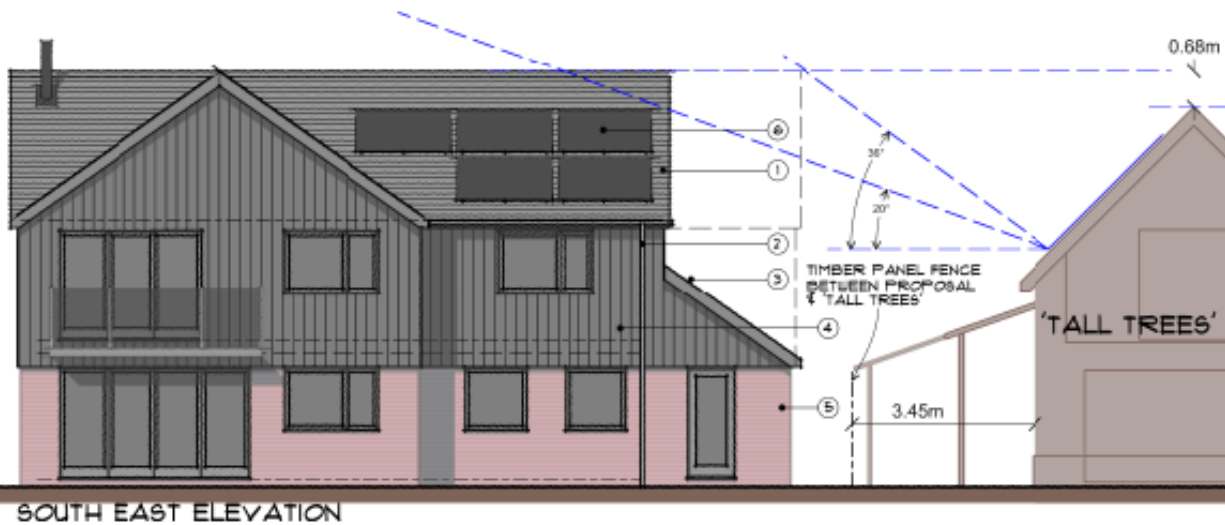
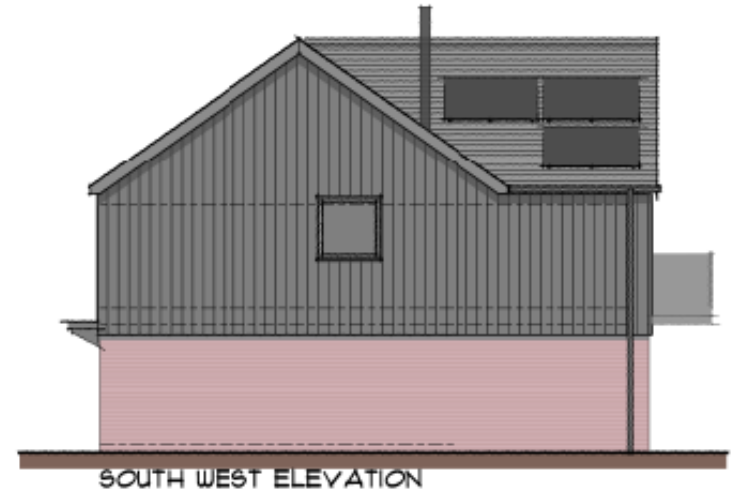
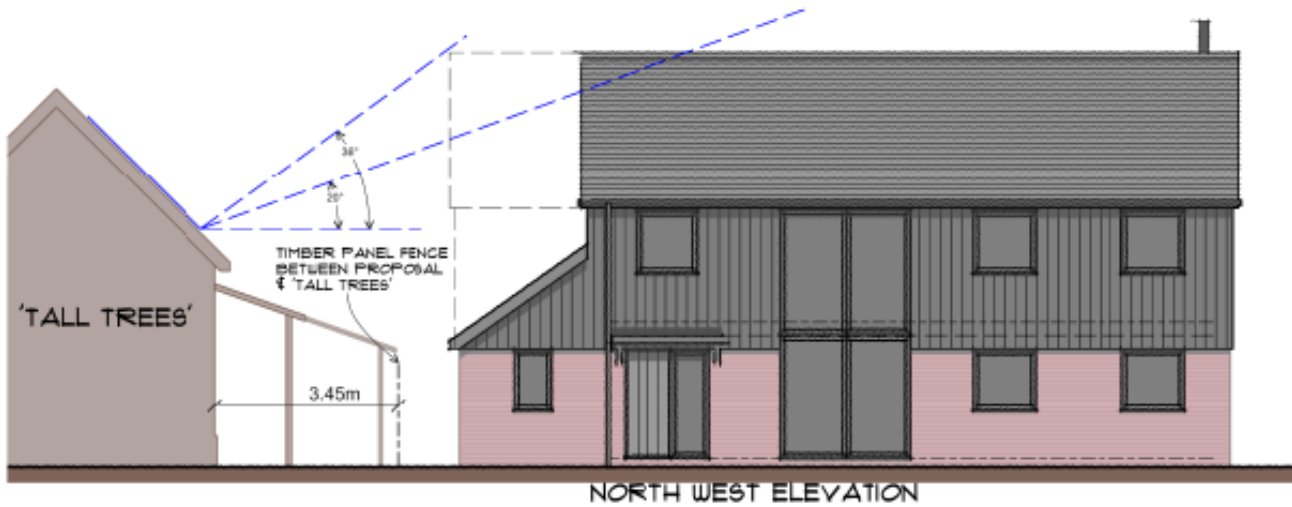
Tenure:

The property is being sold freehold.

Directions:

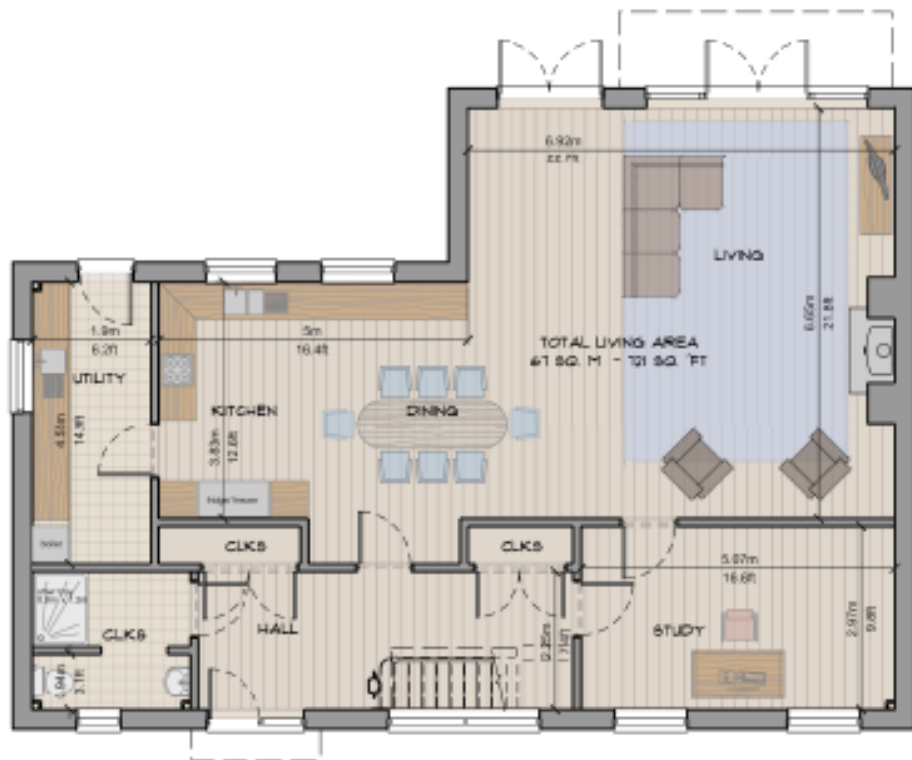
Leave the city south on the A49 and just after the Ambulance Station on the left hand side, take the right turn to Grafton Lane. Follow this for approximately ½ a mile, turning left into the entrance of Graftonbury Court, where the building plot will be seen immediately on the left hand side.





SCHEDULE OF MATERIALS

- ① NATURAL SLATE ROOF
- ② POWDER COATED RAINWATER GOODS
- ③ POWDER COATED JOINERY
- ④ VERTICAL TIMBER CLADDING
- ⑤ FACING BRICK
- ⑥ SOLAR PV PANELS



GROUND FLOOR PLAN
 AREA - 116 SQ. M - 1250 SQ. 'FT
 TOTAL FLOOR AREA - 215 SQ. M - 2319 SQ. 'FT



FIRST FLOOR PLAN
 AREA - 99 SQ. M - 1069 SQ. 'FT



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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.