



Westland View Building Plot, Grafton Lane, Hereford HR2 8BN



**Sunderlands**

Residential Rural Commercial



**Westland View Building Plot,  
Grafton Lane,  
Grafton,  
Hereford  
HR2 8BN**

Summary of features

- Building plot with Planning Permission
  - Planning Permission for detached three bed house
  - Mature gardens
- Semi-rural location off country lane.

**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 the construction of a detached residential house set in this tucked away, semi-rural location, just a couple of miles south of Hereford. The plot is level and set in the grounds of an old country house enjoying mature specimen trees and adjoining farmland.

The planning is for good sized accommodation over two floors extending to 2,075 square feet with good sized Reception Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility and Cloakroom and to the first floor 3 double Bedrooms, Study, En Suite Shower Room and family Bathroom.

There is mains water, gas and electricity available nearby. Ideal for Developers or buyers looking to build their own home.

**Planning Permission:**

Planning Permission was granted on 9<sup>th</sup> October 2023 under Application No. 232413, being valid for three years. Full plans are available from our Offices.

**Services:**

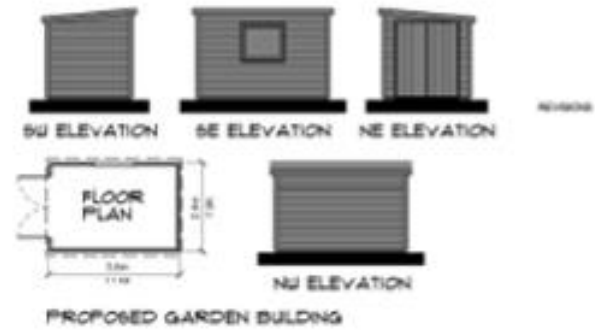
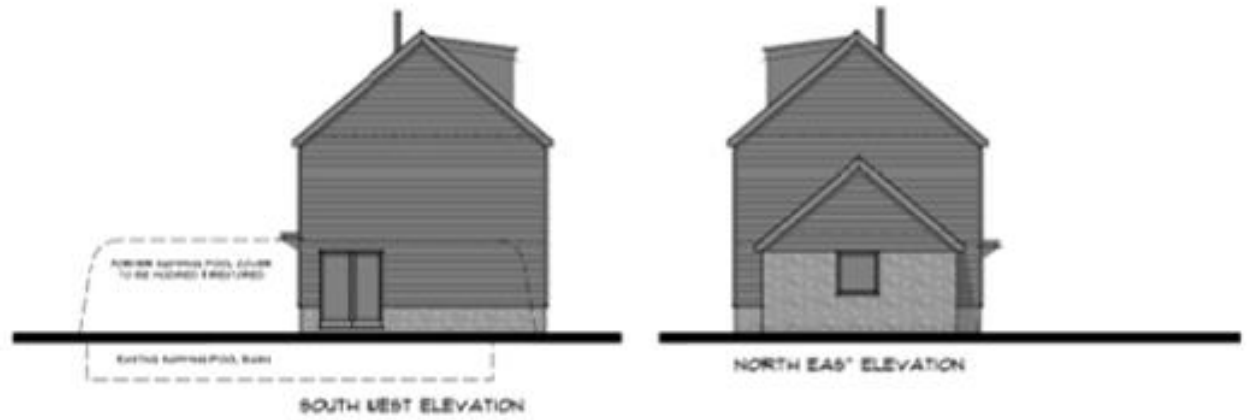
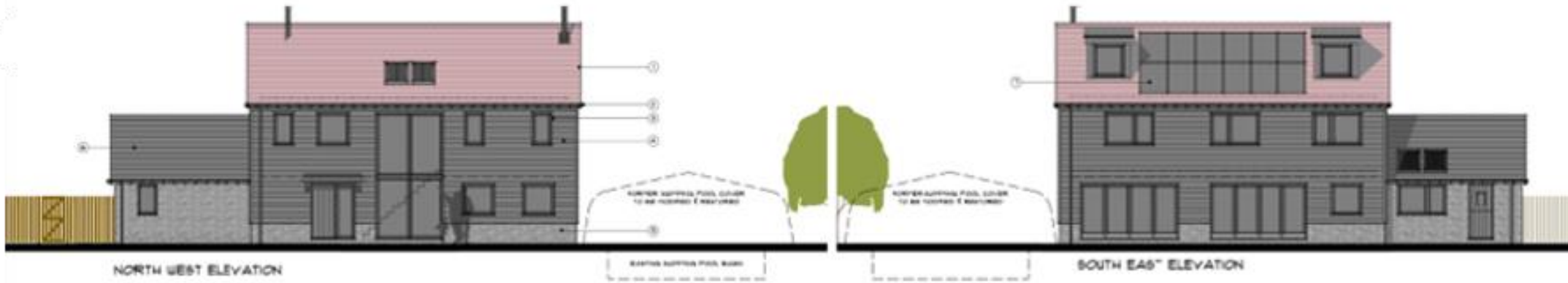
We understand that mains water, gas and electricity are available nearby. There is a Management Company relating to charges in respect of the communal areas and services used.

**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, passing the entrance to Graftonbury Court and taking the entrance into Graftonbury Mews parking area. Proceed down the side of 11 Graftonbury Mews, which leads to the building plot.



- LEGEND OF MATERIALS
- TILED ROOF
  - POWDER COATED RAINWATER GUTTER
  - POWDER COATED JOINTS
  - TREX CLADDING
  - NATURAL STONE FACED
  - SLATE ROOF
  - SOLAR PV PANELS





FIRST FLOOR PLAN  
 AREA - 69 SQ. M - 746 SQ. FT



GROUND FLOOR PLAN  
 AREA - 93 SQ. M - 1003 SQ. FT  
 TOTAL FLOOR AREA - 192 SQ. M - 2078 SQ. FT



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.