



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



Sunderlands
Residential Rural Commercial



**Westland View Building Plot
Grafton Lane
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 £150,000

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.

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.

Planning Permission:

Planning Permission was granted on 9th 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.

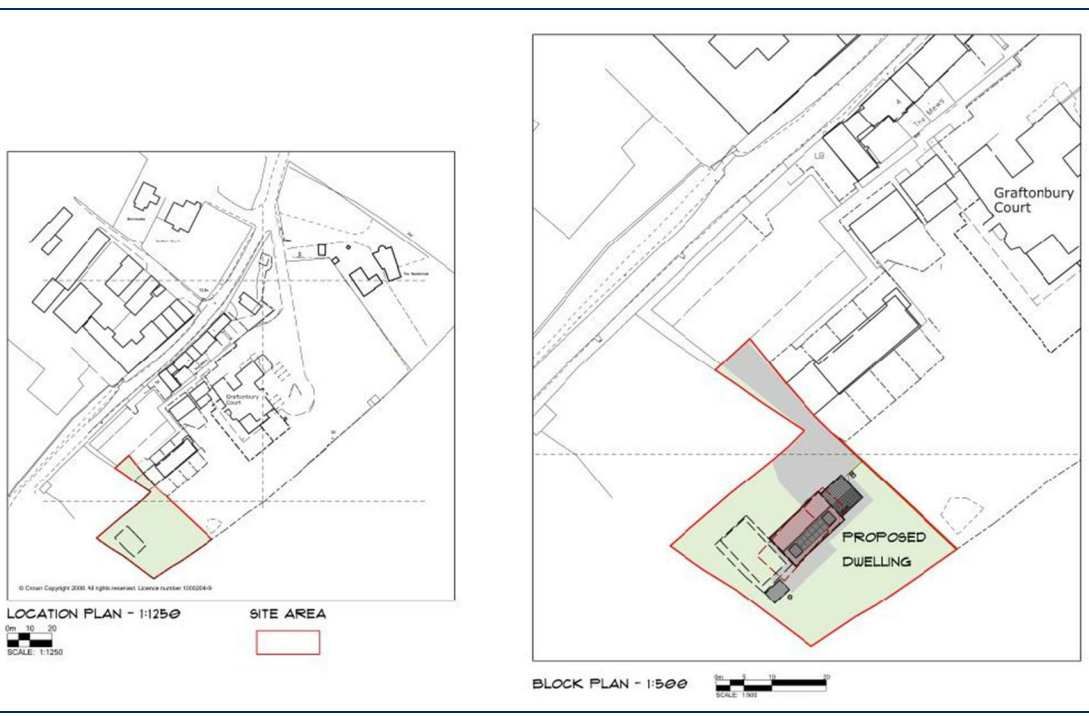
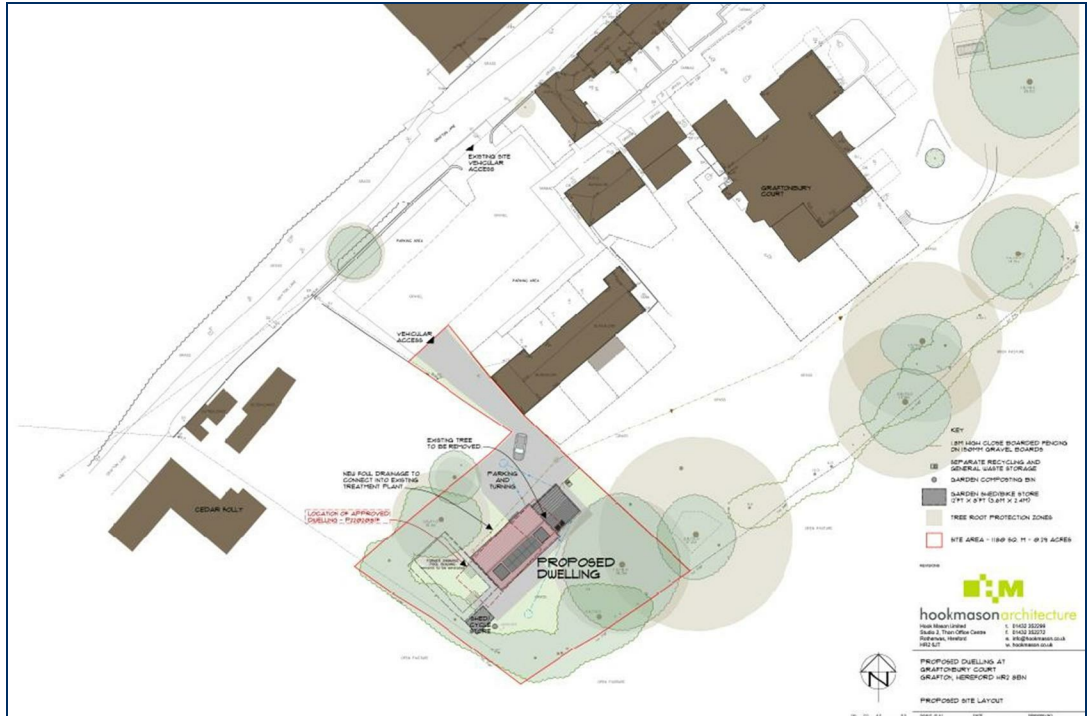
Tenure:

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.





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