

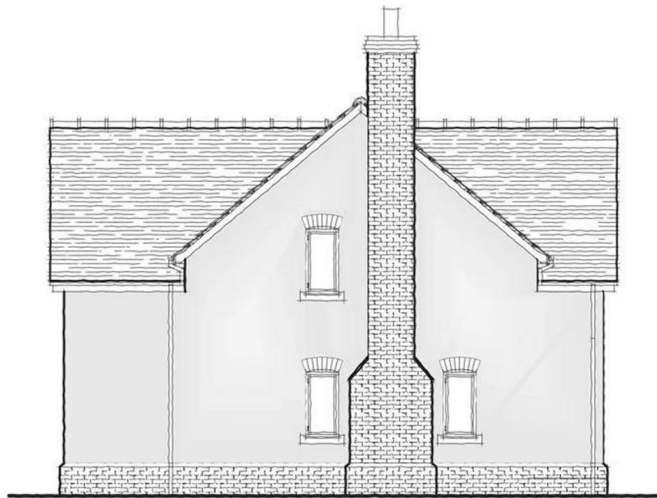
Natural slate



Front (S) Elevation 1:100



Rear (N) Elevation



Side (E) Elevation



Side (W) Elevation

Top Plot at Orchard Meadow Lower Eggleton, Ledbury,
Herefordshire, HR8 2UG



**Top Plot at Orchard Meadow
Lower Eggleton
Ledbury
Herefordshire
HR8 2UG**

Summary of Features

- A building plot with planning permission or a 3/4 bedroomed detached house
- Double Carport
- Services already on site
- Well-connected to the region
- Good local amenities
- Stunning views

Guide Price: £280,000

Description

Top Plot is located within the Ledbury catchment area in the east of Herefordshire. The property has planning permission granted to build a 3/4 bedroom home with a double carport. With breathtaking views to the rear and excellent road connections, it offers a prime opportunity to build your ideal family home. At the front of the property, there is a spacious hard-standing area providing plenty of off-road parking. A detached double carport has already been built, complete with a WC and laundry/boiler room, along with stepped access to a large storage area. Solar panels have been installed, and both electricity and water are already connected. The footings for the dwelling have also been put in. To the rear of the plot, a sizable garden offers views over neighbouring paddocks. The plot is already equipped with its own sewage treatment plant, along with connections to mains water and electricity. The proposed design features a charming rural property with a spacious kitchen/family room, a generous living room, a utility room, WC, and a study or potential fourth bedroom. Upstairs, the home includes three double bedrooms, each with an en suite.

Situation

Lower Eggleton is a well-connected area in east Herefordshire, offering easy access to Hereford City, the Market Town of Ledbury, and the Malvern Hills. While surrounded by picturesque open countryside, the location remains conveniently close to essential services, with a local convenience store and service station just a short walk away.

Directions

Travelling from Hereford on the A4103 towards Worcester, continue past the Newtown crossroads. The property is located on the left-hand side, with the third driveway after the crossroads. Look for a gate with a postbox and the name 'Orchard Meadow' displayed.

What3Words: ///limbs.jolt.slower

Planning Permission

Outline Planning permission was approved on 1st June 2017 under application number 171199 for 'proposed dwelling and garage using existing access'. Reserved Matters following Outline permission (171199) for proposed dwelling and garage was approved on 12th October 2017 under application number 172672. Further information and planning history available via Herefordshire Council's website.

Tenure

Freehold with vacant possession upon completion.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Local Authority & Public Utilities

Herefordshire Council, Plough Lane, HR4 0LE.
Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY
National Grid, Eco Park Road, Ludlow, SY8 1FN

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Sporting, Timber & Mineral Rights

All standing timber or any sporting rights, if owned, are included in the sale.

Mode of Sale

The property is for sale by Private Treaty.

Agents Note

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

Viewing

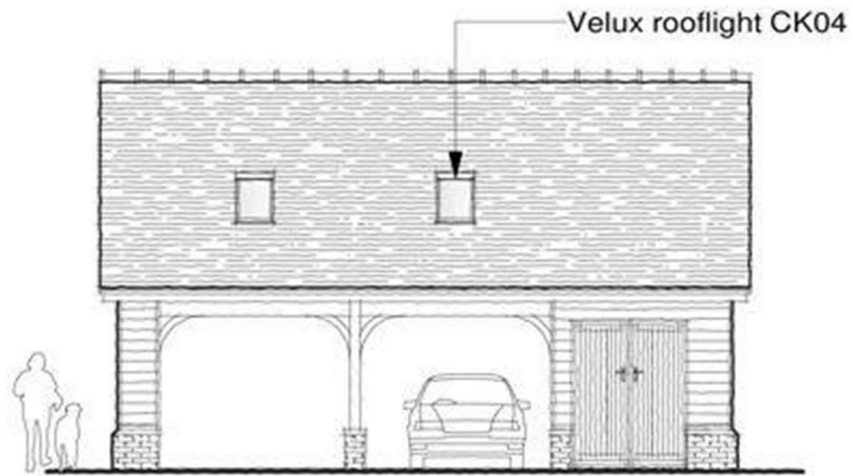
Strictly by appointment with the Agent:
Tara Boulton (t.boulton@sunderlands.co.uk)
Tel: 01432 356161 (Option 3)

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty in relation to the property.

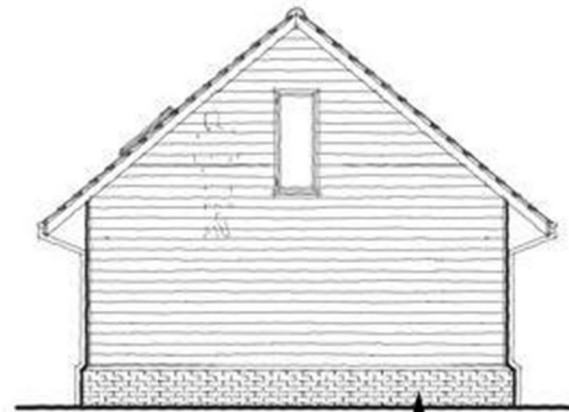
Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.



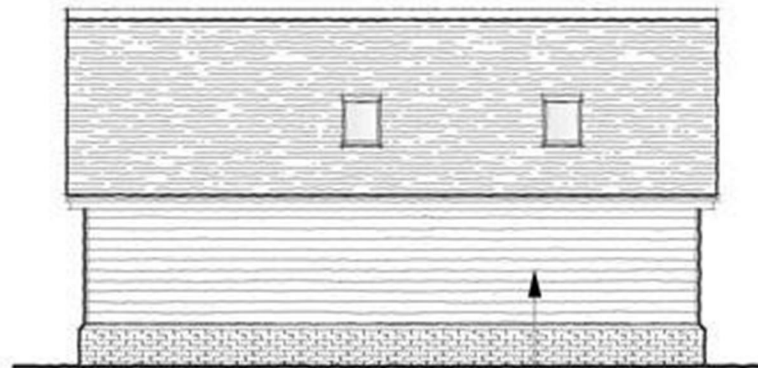
Front (S) Elevation

1:100



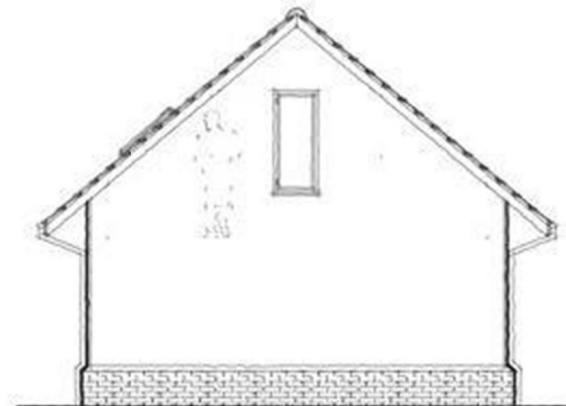
Side (W) Elevation

Facing brickwork
plinth

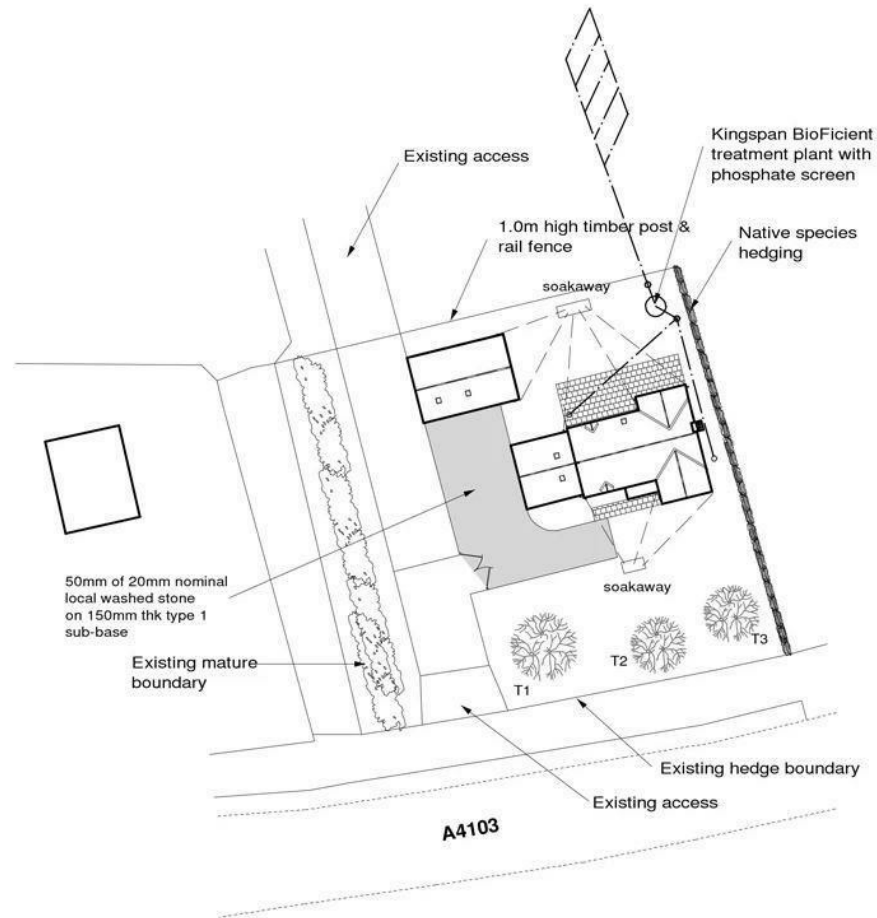


Rear (N) Elevation

Treated timber
horizontal
boarding



Side (E) Elevation



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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.