

Development Site Opposite Spite House,  
Pontrilas, Herefordshire, HR2 0BJ



## Development Site opposite Spite House, Pontrilas Herefordshire HR2 0BJ

### Summary of features

- Good sized residential development site.
- Full planning permission for the construction of a two-story three bedroom detached dwelling.
- Elevated location with fine outlook.

**Offers in the region of  
£85,000**

### Description

An elevated site situated on the fringe of the popular village of Pontrilas having full Planning Permission for the construction of a single detached dwelling.

### Situation

The development site is situated within the residential sector of the Village of Pontrilas. An extensive range of local amenities are provided in the adjoining village of Ewyas Harold including Primary School, church, public house, restaurant, service station, Doctor's Surgery, Post Office, shops and community facilities. The village is situated almost equal distance between the City of Hereford and the Market Town of Abergavenny and also within reasonable distance of the national motorway network.

### Planning Permission

Planning Permission was granted on 20<sup>th</sup> February 2024 under Application No 232297 for full Detailed Consent for the construction of the dwelling.

In addition to the Planning Consent (available upon request), we are also able to provide a sustainable drainage strategy for surface water drainage.

Reptile Mitigation Strategy  
Tree Survey  
Ecology Survey  
Biodiversity and Ecology Measures

However, they are all available on the Planning Portal under the Application No.

### Services

Mains drainage, water and electricity are available for connection.

### Planning Permission

As per the attached, the property comprises a good sized three bedroom detached dwelling with two-storey accommodation, being constructed of facing brick with horizontal boarding under a pitched roof with slate covering. Parking is also

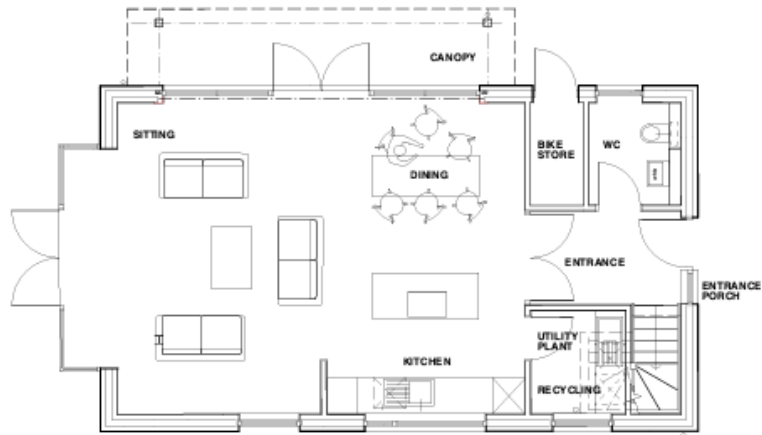
provided for two vehicles, all standing in good sized gardens and grounds extending to approximately 0.18 of an acre.

### Viewing

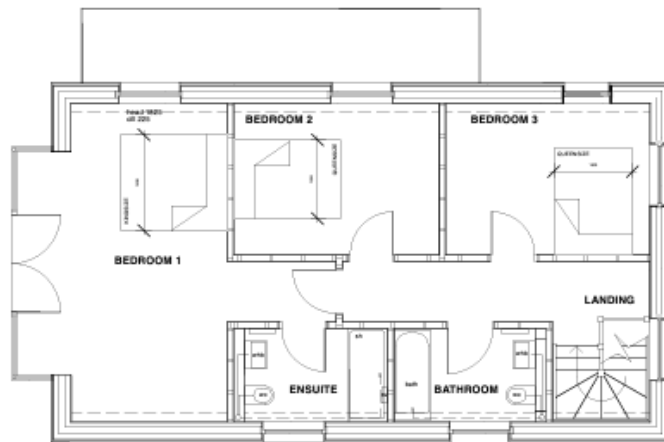
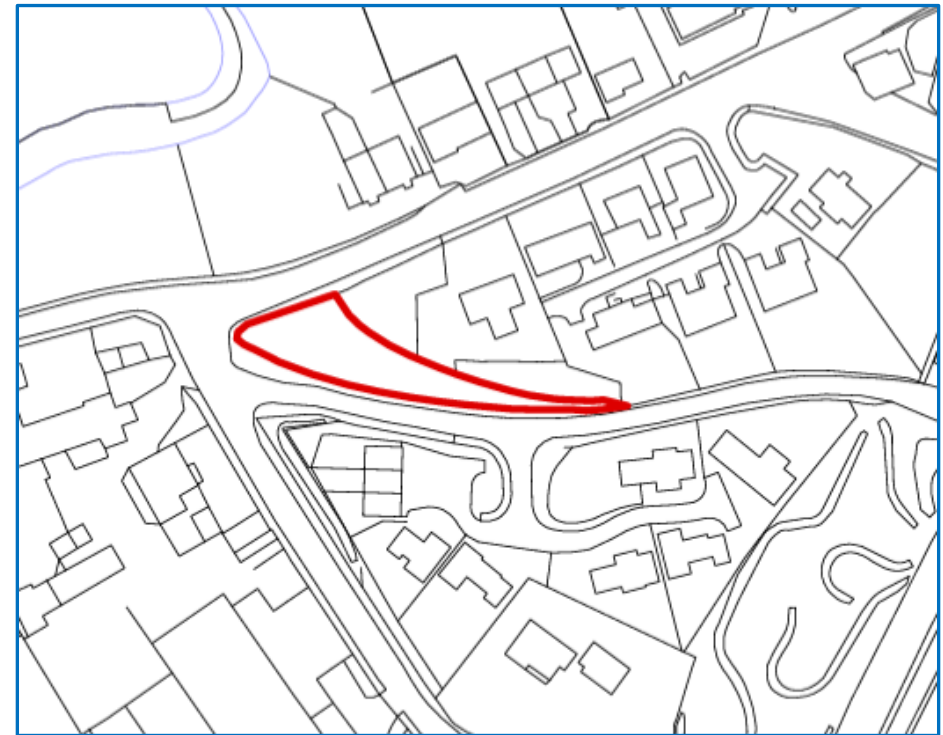
By calling by the site at any reasonable time but please be respectful of the neighbours when parking.





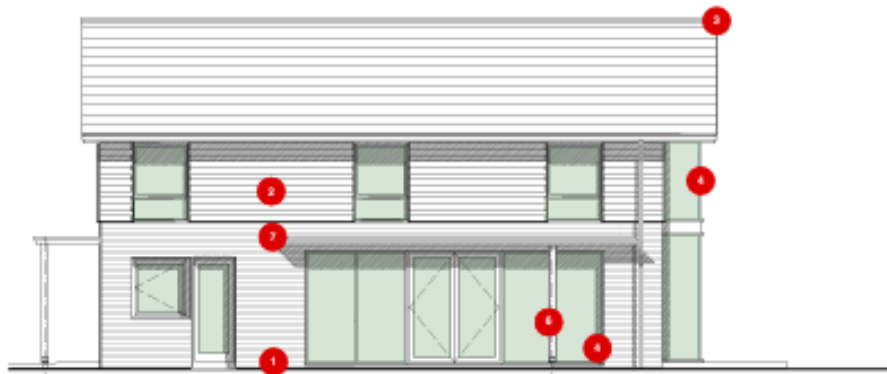


1 GROUND FLOOR PLAN  
SCALE - 1:100

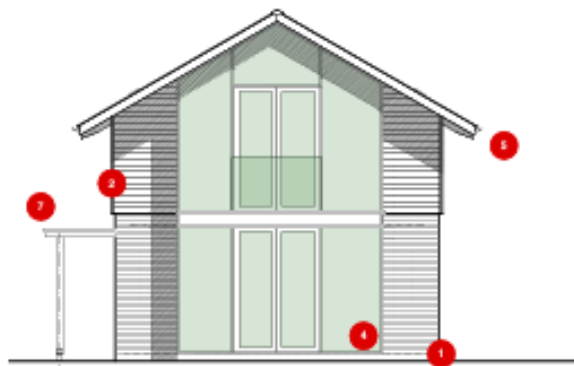


2 FIRST FLOOR PLAN  
SCALE - 1:100





1 NORTH ELEVATION  
SCALE - 1:100



2 WEST ELEVATION  
SCALE - 1:100



3 SOUTH ELEVATION  
SCALE - 1:100



4 EAST ELEVATION  
SCALE - 1:100

SPECIFIC NOTES	
ITEM	NOTE
1	BRICKWORK WITH RECESSED LINE MORTAR WITH BRUSH FINISH
2	CEDAR CLADDING
3	SLATE ROOF COVERING
4	ALUMINUM WINDOWS AND DOORS
5	ALUMINUM RAINWATER GOODS
6	CEDAR POSTS.
7	CANOPY

**Hay-on-Wye Branch**  
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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.