

# BUILDING PLOT

£280,000



“A well-located plot with great views”

Lower Eggleton, Herefordshire

Located within the Ledbury catchment in the east of Herefordshire, this superb building plot has planning consent in place to build a 3/4 bedroom home with double carport. With superb views to the rear and good road links this is a perfect opportunity to create your dream home.

- Building plot
- Planning approval in place
- Great views to rear
- 3/4 bed home
- Double carport already constructed
- Close to motorway links



This individual building plot comes with its own separate sewage treatment plant already in situ, as well as mains water and electricity. With an attractive, rural, property aesthetic, plans are in place for a well-designed 3/4 bedroom home, benefiting from a spacious kitchen/ family room, generous sitting room, utility, WC and study/ fourth bedroom. On the first floor there are three double bedrooms, each with its own en suite, making it a great home for a growing family.

**Outside:** To the front, there is a large hard-standing area, offering ample off-road parking. There is a detached double carport already constructed with WC and laundry/ boiler room as well as stepped access to a large storage room. Solar panels are already in place and electricity and water connected. A large rear garden sits to the rear of the plot and overlooks neighbouring paddocks.

**Area:** Lower Eggleton is a well-connected region of east Herefordshire and within striking distance of Hereford city, the market town of Ledbury and Malvern Hills. Open countryside lies all around yet you won't have to venture too far for conveniences, with a well-stocked shop and service station is within walking distance.

**At a glance:**

Bedrooms:	Planning approved for 3/4
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	N/A
Services:	Mains water and electricity; private drainage
Service charges:	Nil
Covenants:	None known



EPC and floor plan available on the website.

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