

## INDIVIDUAL BUILDING PLOTS AT CEDAR HOUSE

BUSH BANK, HEREFORD HR4 8EN

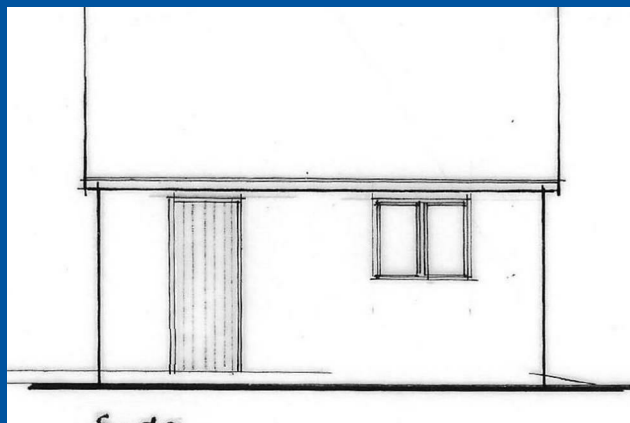
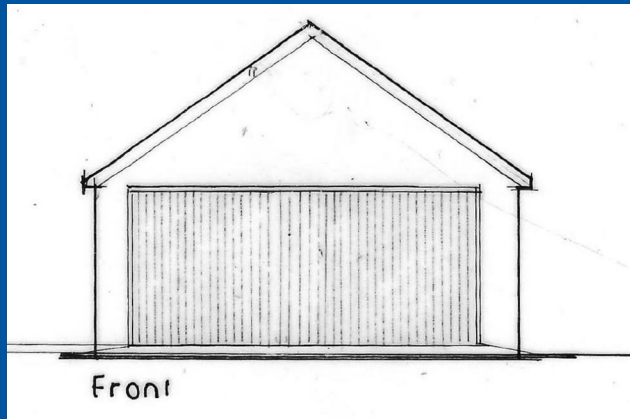
£200,000  
FREEHOLD

These outstanding individual building plots are located in a lovely rural location in the hamlet of Bush Bank and will be a small development of just 6 properties. The site lies between the cathedral city of Hereford (10 miles) and the market towns of Leominster (6.5 miles) and is just 3 miles from the historic Black and White village of Weobley.



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- Individual building plot
- Detailed planning consent
- Stunning rural location
- Spectacular views
- 3 bedroom house & double garage
- Services available for connection



## Location Information

A bus service passes the site, and within Bush Bank there is a public house. In nearby Canon Pyon there is a highly regarded primary school, a shop/post office, church and a sports playing field. Further amenities are available in Weobley where there is a secondary school, doctor's surgery, independent shops, pubs and restaurants and locally, there are numerous golf clubs at Kington. Wormsley and Burghill.

## Planning

Detailed planning permission was originally granted under application number 192784. The individual planning number for Plot 4 is P232076 this is for a 3 bedroom detached dwelling which extends to just over 1,500 square feet and which will provide the following accommodation - entrance hall, lounge, kitchen/dining room, garden room, utility room with downstairs, local room, 3 good sized bedrooms (1 ensuite) and there will be a double garage.

## Site Information

The plot is level and in a slightly elevated location, one of the prime features are the spectacular westerly views over open farmland to towards Wales.

## Services

Mains water and electricity have been brought to site and are available for connection.

The purchasers are to install their own bio-disk drainage

system which will link into a drainage field which will be provided.

## Directions

From Hereford proceed initially towards Brecon on the A438, on reaching the White Cross roundabout take the third exit onto the A4110 towards Knighton. Continue through Canon Pyon into Bush Bank and, just opposite the Bush Inn turn right and follow the road. The properties and the building plots are located on the left-hand side after about 1/4 of a mile.

## Agent's Note

Further individual plots will be released in due course.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## Residential lettings & property management

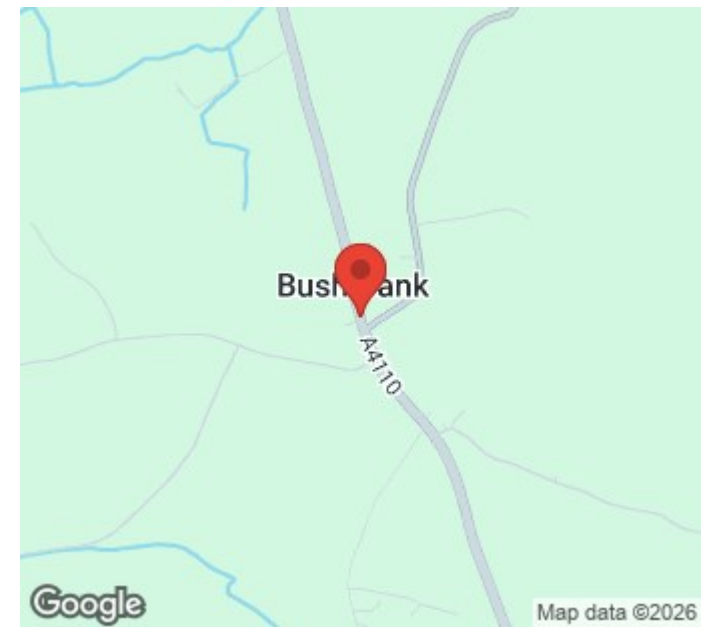
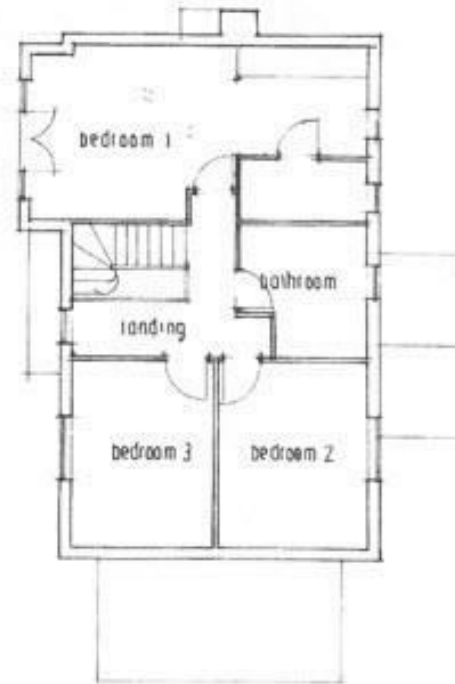
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Floor Plans



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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