



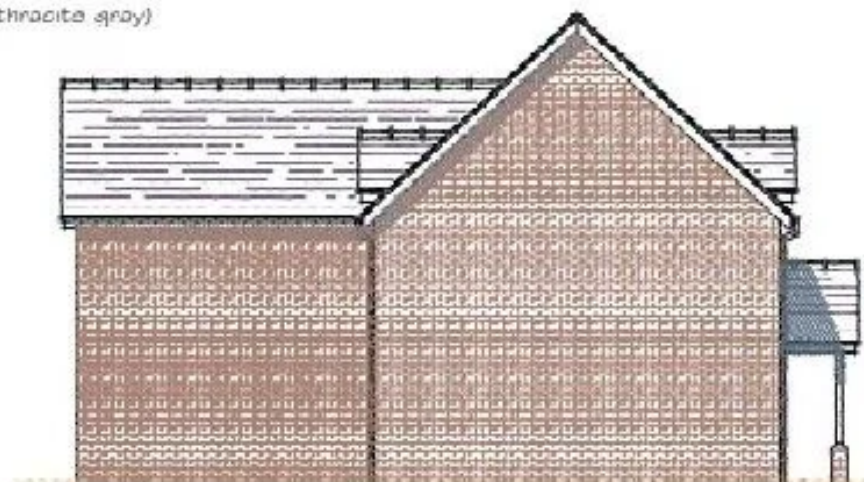
Front (East) Elevation



Side (North) Elevation



Rear (West) Elevation



Side (South) Elevation

Mill Lane, Much Cowarne, Bromyard, Herefordshire, HR7
£210,000

BUILDING PLOT WITH FULL PLANNING PERMISSION - MUCH COWARNE, HEREFORDSHIRE
£210,000

With A Total Plot Size Of Approximately 0.25 Acres Planning Approved For A 3/4 Bedroom Detached Home With Separate Car Port.

Description

An exciting opportunity to acquire a generous building plot in the heart of the picturesque village of Much Cowarne, Herefordshire. The plot benefits from planning permission for the construction of an individually designed four-bedroom detached property, complete with a private garage and garden.

Set in a tranquil and sought-after rural location, the plot offers an excellent opportunity to create a spacious family home surrounded by beautiful Herefordshire countryside. Despite its peaceful village setting, Much Cowarne is within easy reach of local amenities, schools and transport links, providing an appealing blend of rural living and everyday convenience.

Planning Reference: P193467/RM

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

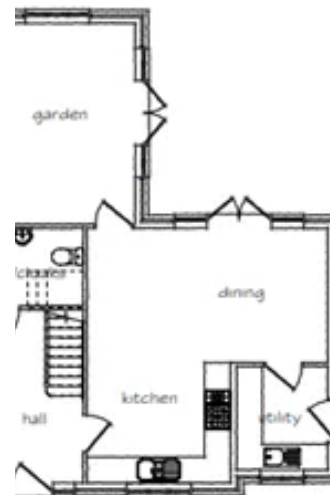
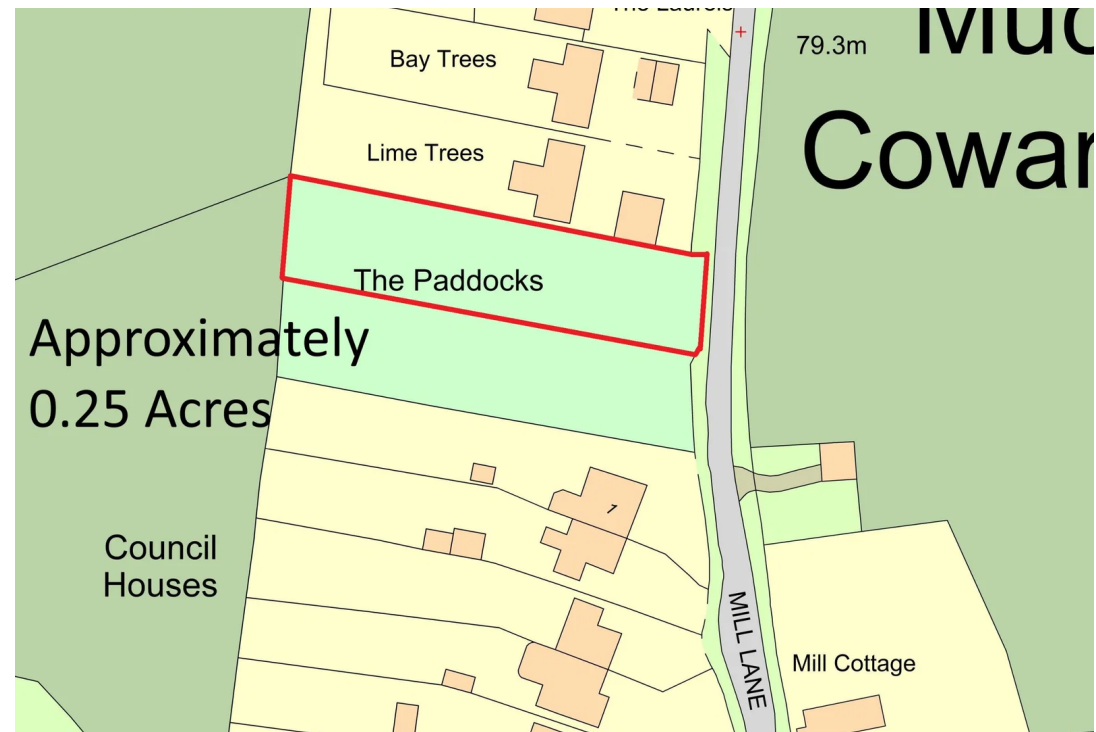
General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

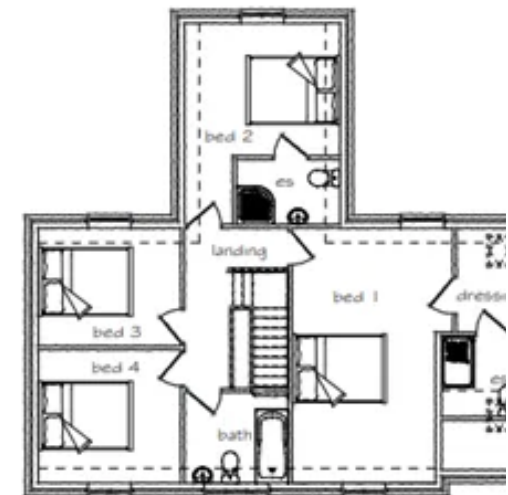
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Directions Proceed out of Ledbury on the A438 Hereford Road. At the Trumpet crossroads turn right onto the A417 Leominster Road and continue through Ashperton and Stretton Grandison. Continue straight over the traffic lights at Newtown Crossroads and at the small roundabout at Burley Gate turn right towards Bromyard. Continue on past the school and fork right just before the post office. Continue along this road for approx.1 mile and take a left turn opposite the junction signposted to Much Cowarne Church. Shortly the site can be found on the right hand side.

WHAT3WORDS: puffed.galloping.flattery



in



First Floor Plan



MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

- 1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
- 2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

Ledbury Sales

3-7 New Street, Ledbury, Herefordshire

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ledburysales@johngoodwin.co.uk

<https://www.johngoodwin.co.uk/>