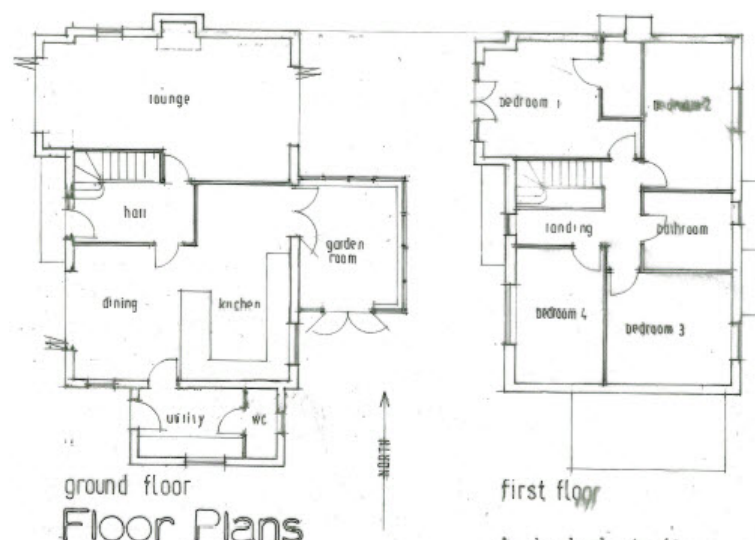




**Individual Building Plots (Plot 3) at
Cedar House
Bush Bank
Hereford
HR4 8EN**

£200,000

- * Outstanding Individual building plots
- * Superb 4 bedroom detached house
- * Lovely rural location
- * Small development 6 properties
- * Just 3 miles from historic village of Weobley
- * Mains water & electricity are on site.
- * Glorious surrounding views

Building Plot 3 at Cedar House, Bush Bank, Hereford HR4 8EN

This outstanding building plot is located in a lovely rural location in the hamlet of Bush Bank and will be a small development of just 6 properties. Plot 3 has planning for a 4 bedroom detached house. 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.

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 Kingston. Wormsley and Burghill.

Planning

Detailed planning permission was originally granted under application number 192784. The individual planning number for Plot 3 is P232075 this is for a **4 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, 4 good sized bedrooms (1 en-suite) 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 an approved and created drainage field.

What 3 Words

///showcase.occurs.rounds

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

1. Further individual plots will be released in due course.
2. All mains services have been brought to site.

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.

