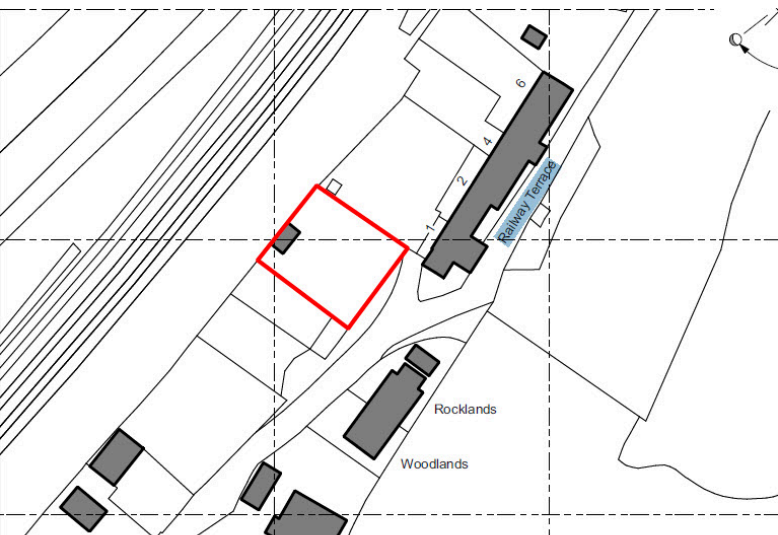




Building Plot

£62,500

- Detailed Planning Consent
- Rural/village location
- Detached house
- 4 Bedrooms
- Large garage/studio
- Viewing advised

Building Plot at Sunny View, Railway Terrace, Pontrilas, Hereford HR2 0BH

This excellent building plot is pleasantly located on the outskirts of the popular village of Pontrilas, between the cathedral city of Hereford (10) miles and the market town of Abergavenny (12 miles).

In nearby Ewyas Harold there are a range of amenities including a shop/post office, fish and chip shop, doctor's surgery, vets, church, 2 public houses, primary school and a sports playing field.

Site

The site is a former garden plot, now mainly lawn.

Planning Permission

Originally, outline planning permission was approved on 08/11/2021 (application reference 212128). This was superseded by an application for reserved matters which (application no 240444) was approved 20/11/2024. Copies of both these consents are available on the Herefordshire Planning portal.

The proposed dwelling will be detached and composed as follows:

Ground Floor

3 double bedrooms, shower room with WC, utility/plant room, balcony

First Floor

Hall, WC, open plan lounge/kitchen/dining room, bedroom with ensuite shower room

Garage with store room/studio over

Plans are available using the application numbers quoted above at the following web address

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search

Directions

From Hereford proceed towards Abergavenny on the A465 continue into Pontrilas and fork left as signposted overweight vehicles and after a short distance go left under the railway bridge, follow the road almost to the end and the plot is located on the left hand side as indicated by the agent's sale board.

What3Words

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Viewings

By site inspection only in reasonable daylight hours.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering Regulations

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

