



**BUILDING PLOT AT RUCKHALL RUCKHALL
NR EATON BISHOP, HEREFORD HR2 9QX**

**£180,000
FREEHOLD**

Superbly located close to the River Wye, this desirable building plot comes with Detailed Planning Permission for a four-bedroom detached home. Beautiful gardens and open views make this an excellent investment or self-build opportunity.



Proposed southwest elevation



Description

Peacefully situated in one of Herefordshire's highly sought-after rural locations, a good size freehold building plot with detailed planning permission for a 4-bedroom detached house.

LOCATION

Hereford City centre is within easy driving distance and nearby there are some impressive countryside walks and a further range of amenities are available in the nearby villages of Eaton Bishop, Madley and Clehonger including primary schools, church, public house, shop and daily bus services.

THE SITE

The site forms part of the garden to Hillcrest and is on a gradual slope from east to west, currently lawned and with boundary fencing, hedges and trees. The proposed dwelling will have views the Wye Valley from the upper elevations). Just over 1/3rd acre.

PLANNING PERMISSION

All planning documentation, approved plans and supporting information are available to view on the Herefordshire Council Planning Portal under application reference P212518/RM.

AGENT NOTES

1. Please do not park on the open grass commonland.
2. We ask when visiting the site at any reasonable daylight hour that you do not block any of the neighbours driveways.

SERVICES

Purchasers are to satisfy themselves as to the cost and availability of services but it is understood that mains water and electricity are available for connection nearby and the drainage will be via a private septic tank, to be installed by the purchaser.

VIEWING

Any potential purchasers are invited to view at any reasonable daylight hour.

DIRECTIONS

From Hereford proceed south on the A465 Abergavenny Road, turning right at Belmont Abbey into Ruckhall Lane. Continue for approximately 2.5 miles, turning right at the fork at the steep hill signposted Ruckhall. Continue to the telephone kiosk and turn right onto the no-through road, take the left hand fork and the building plot is located on the left hand side, opposite a right hand turning for the Laurels and Inchfield.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

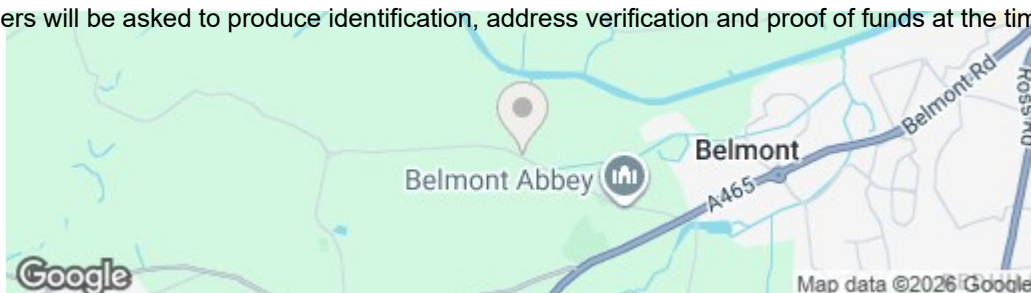
Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering

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



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

Flint and Cook Hereford Sales 01432 355455
22 Broad Street hereford@flintandcook.co.uk
Hereford flintandcook.co.uk
Herefordshire
HR4 9AP

