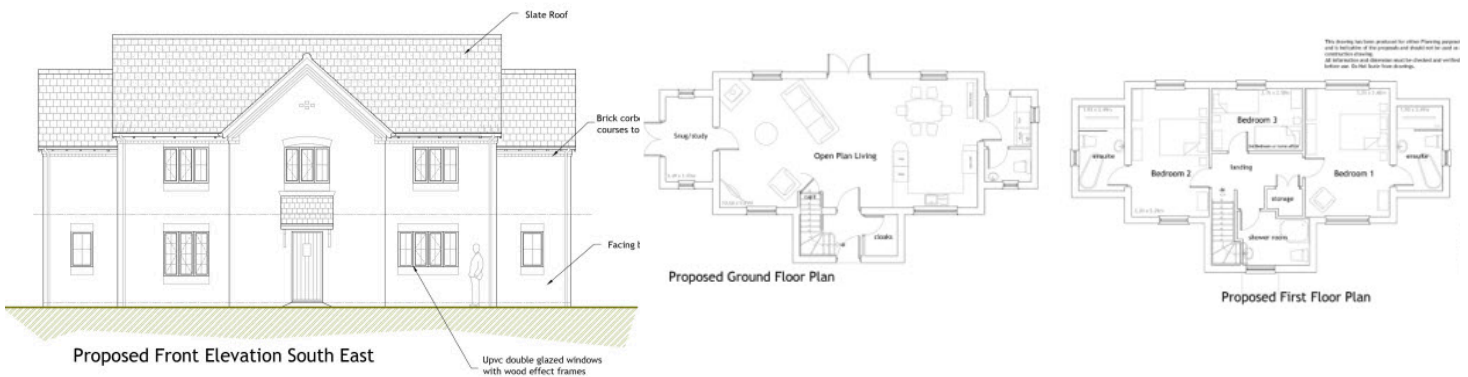




FOR DEVELOPMENT CONTROL USE ONLY



Building Plot

Adjacent to Brooklands
Woolhope
Hereford
HR1 4RF

- Excellent Building Plot
- Sought-after rural location
- Detailed Planning Consent
- Spacious 3 bedroom house
- Separate car-port
- Lovely rear views

£160,000

Building Plot, adjacent to Brooklands, Woolhope, Hereford HR1 4RF

LOCATION

This superb building plot is pleasantly located in a small collection of properties about ½ mile from the main village of Woolhope. The plot backs onto open farmland with lovely views and is well placed for access to the market towns of Ledbury (7 miles) and Ross-on-Wye (9 miles), each with links to the M50 motorway (Junctions 2 & 3), together with the cathedral city of Hereford (9 miles).

Within Woolhope there are two public houses, church, village hall and sports playing field and an area of outstanding natural beauty (AONB), noted for its lovely numerous footpaths, bridle paths and woodland walks. Nearby Fownhope offers a shop/post office, butchers, Wye Leisure and primary school. A further primary school is in nearby Mordiford and the property is within the secondary school catchment area for The Bishop of Hereford Bluecoat School.

THE PLOT

The site is predominantly level and measures approximately 0.22 acres and is accessed via a shared splayed drive.

Ground Floor - Entrance Hall, Cloaks Cupboard, Open Plan Kitchen/Living Space, Study, Utility Room and WC.

First floor - 3 Bedrooms, 2 Ensuite Bathrooms and Shower Room.

There is also consent for a Detached Carport.

PLANNING PERMISSION

The original planning permission was approved on 10 June 2016 (Application Number 160003) for a pair of detached houses.

Plot 2 has been constructed and now Plot 1 is being offered for sale offering an ideal opportunity for a self-builder to create a lovely home.

SERVICES

It is understood that mains electricity & water (subject to confirmation) have been brought to the site and is available for connection (subject to charges).

Purchasers will be required to install their own packaged sewage treatment system.

DIRECTIONS

Whatthreewords// claims.haystack.diverts

From Hereford proceed east on the A438 towards Ledbury, past the new Hereford Fire Station and turn right onto the B4224. Continue through Hampton Bishop into Mordiford and immediately after The Moon Inn turn left signposted to Haugh Woods. Continue over Broadmoor Common into Woolhope village and at the T-junction turn left passing the Crown Inn and then St George's Church. Continue down the hill and past the Butcher's Arms public house on the right hand side. The plot is located on the left hand side after a short distance, as indicated by the Agents' For Sale board.

VIEWING

Viewing is by site inspection, at any reasonable daylight hour.

MONEY LAUNDERING REGULATIONS

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



Plan not to scale for illustration purpose only