

for sale

offers in the region of **£95,000**



## The Sun Inn . Winforton Hereford HR3 6EA

A plot of land with full planning permission for a three-bedroom detached home, set in a popular and convenient village location. Offered with no onward chain, it presents an excellent opportunity — contact the team for further details or next steps.



# The Sun Inn . Winforton Hereford HR3 6EA

## Location

Winforton is an attractive village on the A438 Brecon to Hereford Road, approximately 15 miles from Hereford and Leominster, 7 miles from Kington and Hay-on-Wye). It sits on the northern edge of the Wye Valley in an area of high scenic value with wonderful country walks and bridal paths in the immediate vicinity

## Connections To The Home

Mains water, electricity, if applicable LPG Gas bulk tank & water treatment plant/ septic tank.

## Plot Size

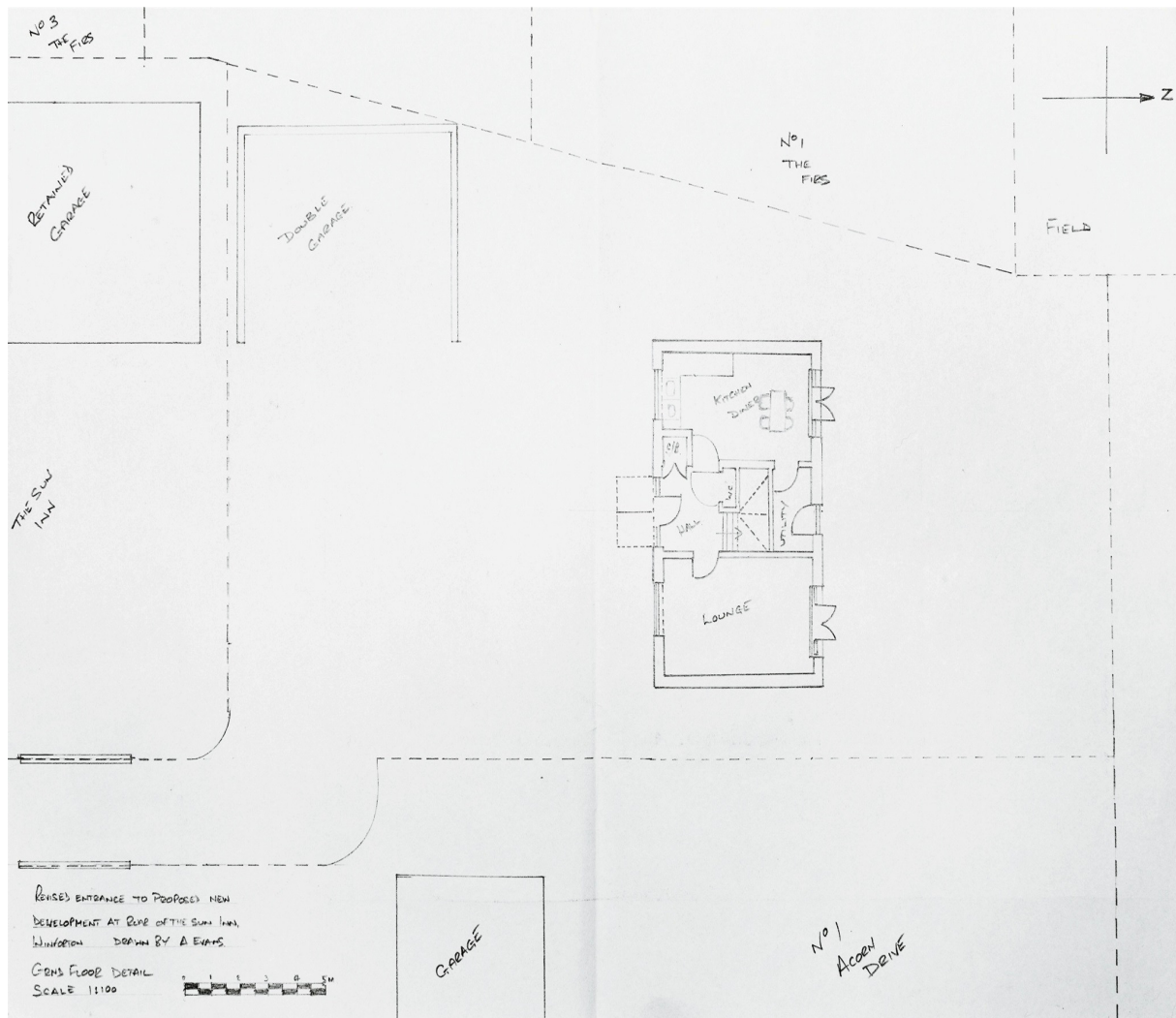
approx. 700 sqm











To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315464 - 0006

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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