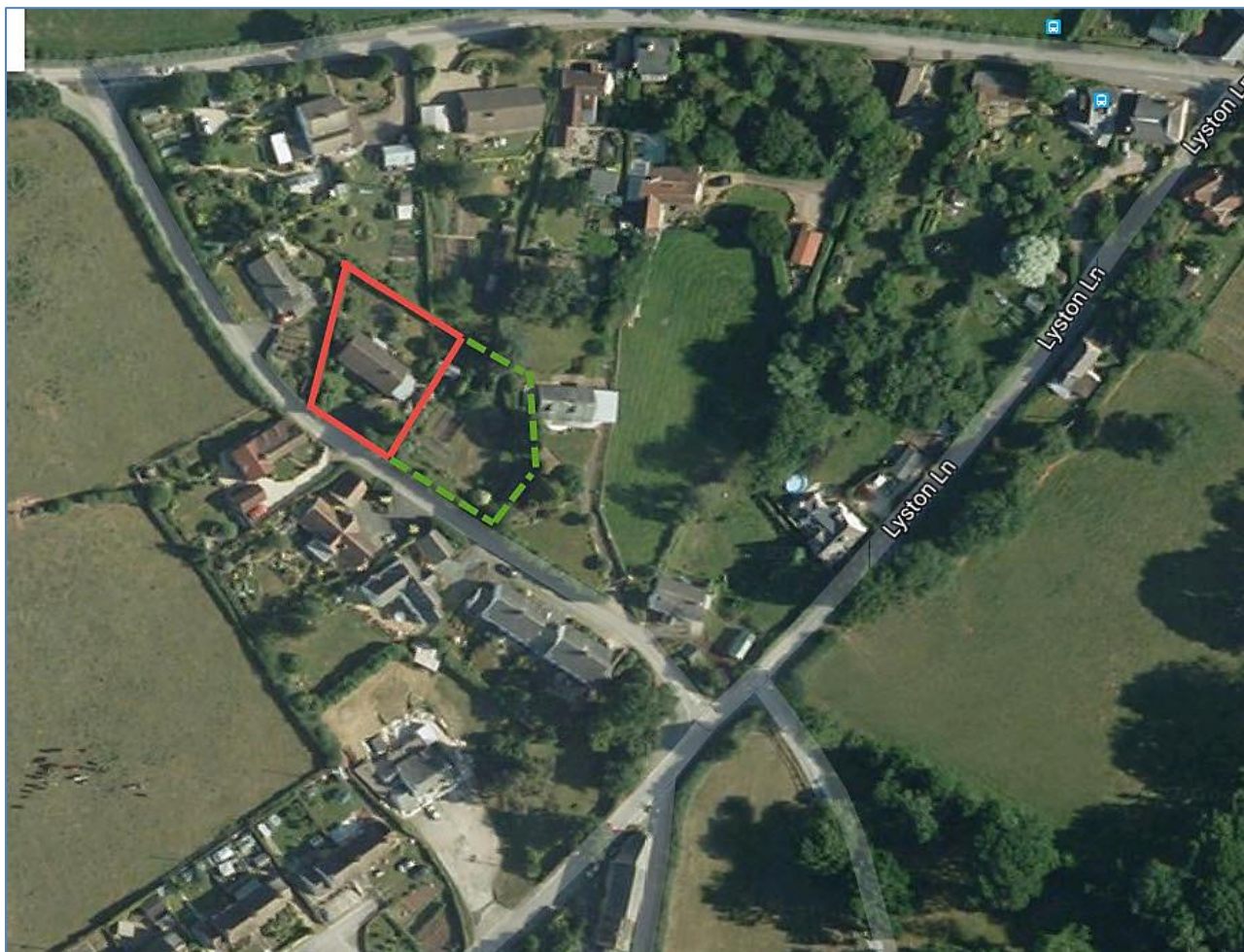


BUILDING PLOT



Building Plot at Homeland Orcop Hereford HR2 8SD

£100,000

- Excellent Building Plot
- Lovely rural location
- Outline Planning Consent
- Ideal for a bungalow
- Midway Hereford, Ross, Monmouth
- Viewing by site inspection

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Hereford HR4 9BW
Tel: 01432 355455
Fax: 01432 266660
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London SW1A 1NS
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Building Plot at Homeland Orcop Herefordshire HR2 8SD

An excellent Freehold building plot in a lovely rural location, with a pleasant outlook, within the village of Orcop which lies between the Cathedral City of Hereford (10 miles), Ross-on-Wye (10 miles) and Monmouth (11 miles).

The Plot

The plot has a frontage of 30 metres and a maximum depth of 30 metres and is slightly elevated and predominantly level, being part of the former garden to the adjoining property known as Homeland.

Planning permission

Outline Planning Consent was approved on the 8th November 2017 (Application number 172896) a copy of this permission is enclosed within these sale particulars. We draw particular attention to conditions 1-9 within the consent.

Services

It is understood that mains electricity and water are available for connection; the purchaser must satisfy themselves as to the cost and availability. Drainage will be by a private drainage system to be installed by the purchasers.

Viewing

By site inspection at any reasonable daylight hour.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye, continue to the top of the Callow Hill and then turn right, signposted Monmouth (A466). Proceed through Wormelow and turn right signposted Orcop. Continue into Orcop Hill and turn right by the stone bus shelter and former telephone kiosk, and the building plot is located on the right-hand side after about 500 yards.

Agents note

1. Access to the plot is via a new shared splayed drive. The purchaser of the property will be responsible for constructing the new shared access for the plot and Homeland.
2. The purchaser will be responsible for erecting a boundary fence between point A and B as shown on the plan.

3. All plans and maps are for illustration purpose and for guidance only.

General information

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

JRC FC002485 November 2017



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.

Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

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.