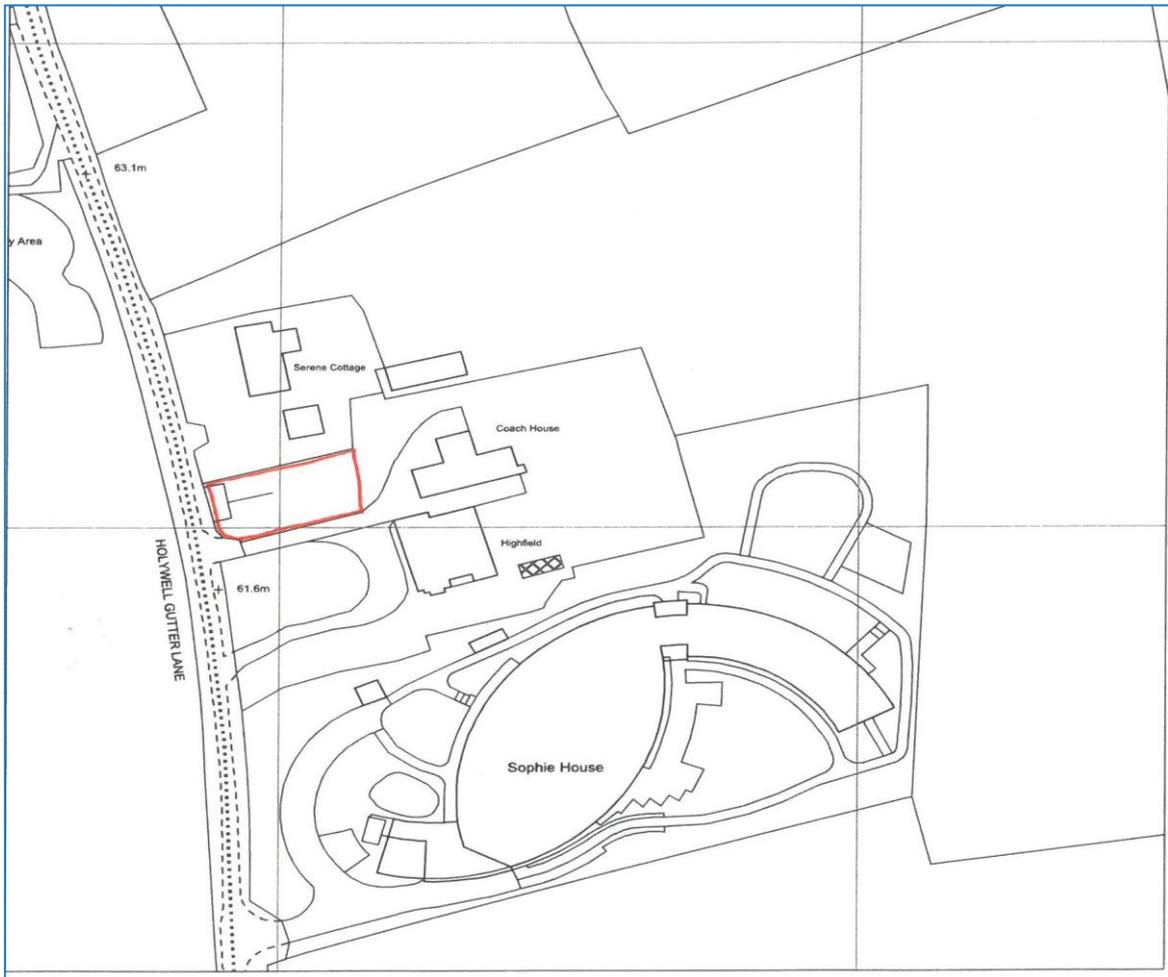


## BUILDING PLOT



### Building Plot Holywell Gutter Lane Hereford HR1 4JN

£125,000

- Excellent Building Plot 26m x12m
- Pleasant semi-rural location
- City 1.5 miles
- Detailed Planning Consent
- 3 Bedroom Detached Bungalow
- Site Inspection by daylight hour

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## Building Plot Holywell Gutter Lane Hereford HR1 4JN

### Location

The plot is quietly located on Holywell Gutter Lane on the eastern outskirts of Hereford, just off Hampton Park Road and lying within the Parish of Hampton Bishop, about one and half miles from the City Centre.

Local amenities include a bus service, doctors surgery, range of shops, churches, a public house and primary schools. The property is also in the catchment area for Bishops Secondary School.

### The Site

The site extends to approximately 26 metres x 12 metres and is level, currently laid to lawn as it is the front garden of The Coach House to Highfield House. There is an existing outbuilding which may be used for storage during construction.

### Access

There will be a shared access off the existing driveway to The Coach House and there will be a designated parking area.

### Planning

Planning Permission was approved for the bungalow on the 23 March 2018 subject to the conditions contained therein (Application No: 180109).

**The bungalow** will comprise, entrance hall, lounge, kitchen/dining room, 3 bedrooms and a bathroom.

### Services

It is understood that mains water, gas and electricity are available for connection (subject to connection charges, prospective purchasers should satisfy themselves as to the cost and availability -quotes are available see the Agents for more details).

It is also understood that there is mains drainage in Holywell Gutter Lane but the planning permission has been approved on the basis of a private drainage system and the Vendor's of the plot have agreed to provide an Easement for the necessary spreader pipes etc.

### Agents Note

The purchaser will be required to plant a beech hedge between points A and B on the enclosed plan.

### Viewing

By site inspection at any reasonable daylight hour (should the vehicular gates be closed then park in the entrance splay and access via the pedestrian gate to the left-hand side).

### Directions

From Hereford proceed initially towards Ledbury on the A438, just past the Fire Station, turn right onto the B4224 towards Ross-on-Wye (Eign Road). Continue under the railway bridge and into Hampton Park Road, just past the left-hand turn for Sudbury Avenue turn left into Holywell Gutter Lane, continue past the Martha Trust Building and the plot will be located on the right-hand side, as indicated by The Agent's *For Sale Board*.

### Opening hours

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

JRC FC002830 April 2018

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.

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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.

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