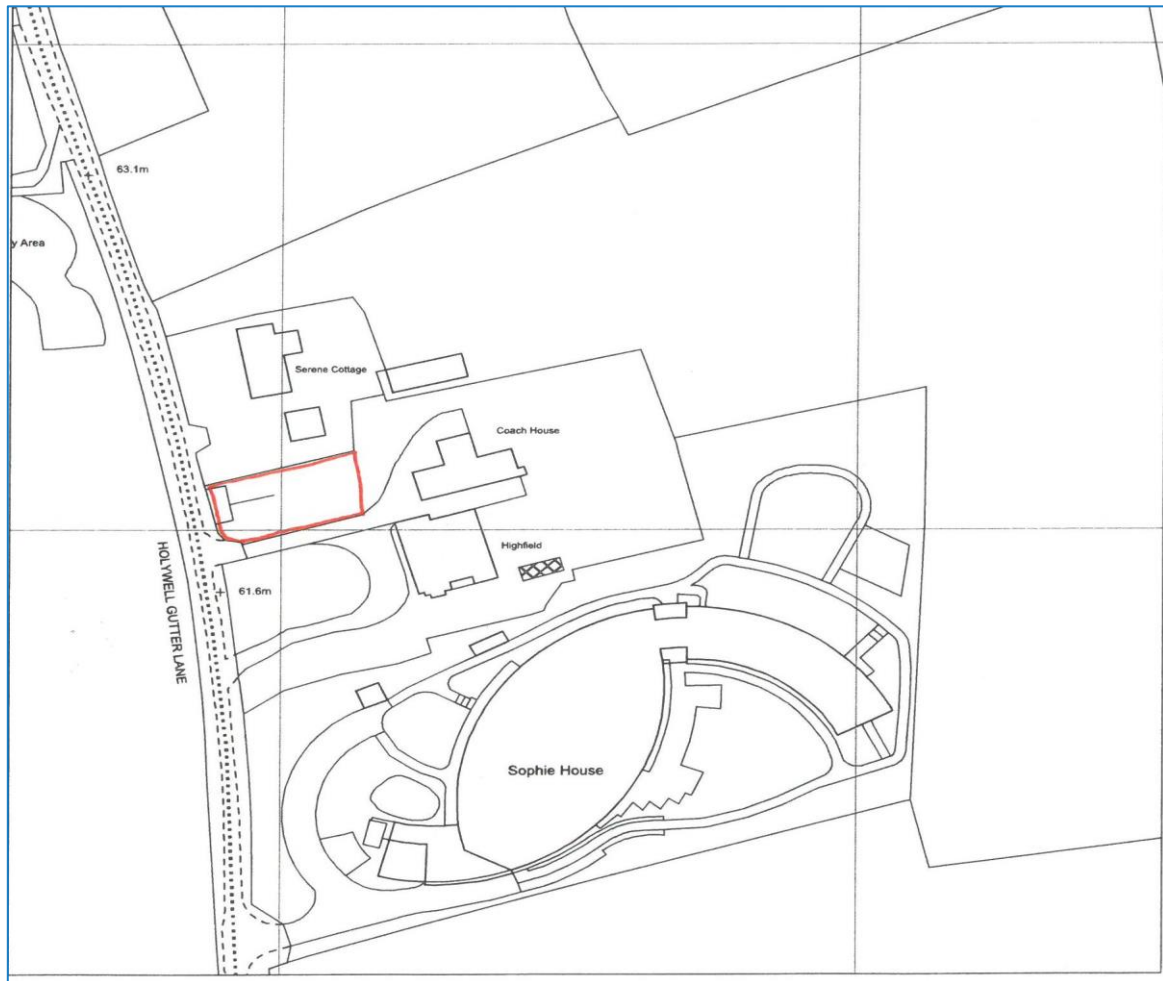


## BUILDING PLOT



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

**Guide Price £125,000**

- Excellent Building Plot 26m x12m
- Pleasant semi-rural location
- City 1.5 miles
- Detailed Planning Consent
- 3 Bedroom Detached Bungalow
- For sale by Informal Tender

22 Broad Street  
Hereford HR4 9AP  
Tel: 01432 355455  
Fax: 01432 266660  
[hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

37 High Street  
Bromyard HR7 4AE  
Tel: 01885 488166  
Fax: 01885 488266  
[bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)

51 Broad Street  
Ross-on-Wye HR9 7DY  
Tel: 01989 562009  
Fax: 01989 562446  
[rossonwye@flintandcook.co.uk](mailto:rossonwye@flintandcook.co.uk)

40 St James's Place  
London SW1A 1NS  
Tel: 020 7839 0888  
Fax: 020 7839 0444  
[enquiries@thelondonoffice.co.uk](mailto:enquiries@thelondonoffice.co.uk)

## **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.

### **Method of Sale**

By **INFORMAL TENDER** Best and final offers to be made in writing in a sealed envelope marked 'Building Plot at Holywell Gutter Lane' to be received at the Agent's offices by 12pm on Friday 18<sup>th</sup> May 2018.

### **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.

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.