



## Building Plot

Boat Lane

Glewstone

Nr Ross-on-Wye HR9 6AW

**£225,000**

- Exceptional Building Plot
- Lovely Village Location
- 3 Bedroom detached property
- About 1/3rd acre
- Pleasant outlook
- Outline Planning Permission

# Building Plot, Boat Lane, Glewstone, Hereford HR9 6AW

An outstanding building plot which is pleasantly located within the highly favoured village of Glewstone, which lies between the Market Towns of Ross-on-Wye (3 miles) and Monmouth (9 miles) close to the River Wye, the Royal Forest of Dean and Symonds Yat. Forming part of the well-established garden to Chapel Cottage, the plot is accessed via a quiet country lane and is predominantly level, grassed with numerous trees and is enclosed by hedging, and extends to approximately 0.34 of an acre. The proposed dwelling will enjoy lovely views from the upper elevations.

## PLANNING PERMISSION

Outline planning permission was approved on the 14th July 2022 (Application number 241418). Full details can be accessed on the Herefordshire Council Planning Portal. Permission was approved for a 2-storey dwelling with a new vehicle access to provide the following accommodation:

**Ground floor** - hall, cloakroom, snug/lounge, dining room, kitchen/family room, utility and plant room.

**First floor** - master bedroom with en-suite shower room and dressing room, 2 further bedrooms (1 with en-suite shower room) and bathroom.

There is provision for an oak-framed car port with cycle store.

An application for **APPROVAL OF RESERVED MATTERS** was made on the 3rd June 2024 (Application number 241418), this can also be inspected on the Herefordshire Council website.

## SERVICES

Potential purchasers must satisfy themselves as to the cost and availability of services, however it is understood that both mains water and electricity are available nearby, and that drainage will be via a private system (to be installed by the purchaser).

## **VIEWING**

By Site inspection at any reasonable daylight hour. Access to the site is via Boat Lane and a steep bank accessible by foot only. Applicants must take great care when entering the site. There is a small pull-in in the lane where vehicles can be parked (at owners' own risk) whilst viewing.

• **Agents Note** - Please be aware that purchasers will be required to install and connect new drainage system for Chapel Cottage.

## **DIRECTIONS**

From Ross-on-Wye proceed towards Monmouth on the A449, and off the dual carriageway take the right-hand turning signposted Glewstone. Continue past Glewstone Court and turn left into Boat Lane (unmarked), immediately before Chapel Cottage, and the site is located on the right-hand side.

