

Building Plot at Ruckhall Hereford HR2 9QU

Offers in the Region Of £185,000

- Highly sought-after rural location
- Planning Permission for a 4 bed detached house
- Good size gardens with views
- Glorious location close to the River Wye
- Ideal development opportunity
- Viewing at any reasonable daylight hours

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Building Plot at Ruckhall Hereford HR2 9QU

Peacefully situated in one of Herefordshire's highly sought-after rural locations, a good size freehold building plot with detailed planning permission for a 4-bedroom detached house.

Hereford City centre is within easy driving distance and nearby there are some impressive countryside walks and a further range of amenities are available in the nearby villages of Eaton Bishop, Madley and Clehonger including primary schools, church, public house, shop and daily bus services.

The Site

The site is on a gradual slope from east to west with boundary fencing, hedges and trees. The proposed dwelling will have views the Wye Valley from the upper elevations). Just over 1/3rd acre.

Planning Permission

Plans etc are attached but please contact the Agent if any further information is required.

Services

Purchasers are to satisfy themselves as to the cost and availability of services but it is understood that mains water and electricity are available for connection nearby and the drainage will be via a private septic tank, to be installed by the purchaser.

Guide Price

£185,000 - offers invited.

Viewing

Any potential purchasers are invited to view at any reasonable daylight hour.

Directions

From Hereford proceed south on the A465 Abergavenny Road, turning right at Belmont Abbey into Ruckhall Lane. Continue for approximately 2.5 miles, turning right at the fork at the steep hill signposted Ruckhall. Continue to the telephone kiosk and turn right onto the no-through road, take the left hand fork and the building plot is located on the left hand side, opposite a right hand turning for the Laurels and Inchfield.

Agent's Notes

1. Please do not park on the open grass common land.
2. We ask when visiting the site at any reasonable daylight hour that you do not block any of the neighbours driveways.

Money laundering regulations

Prospective purchasers will be asked to produce appropriate 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

MP FC008573 October 2023

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.

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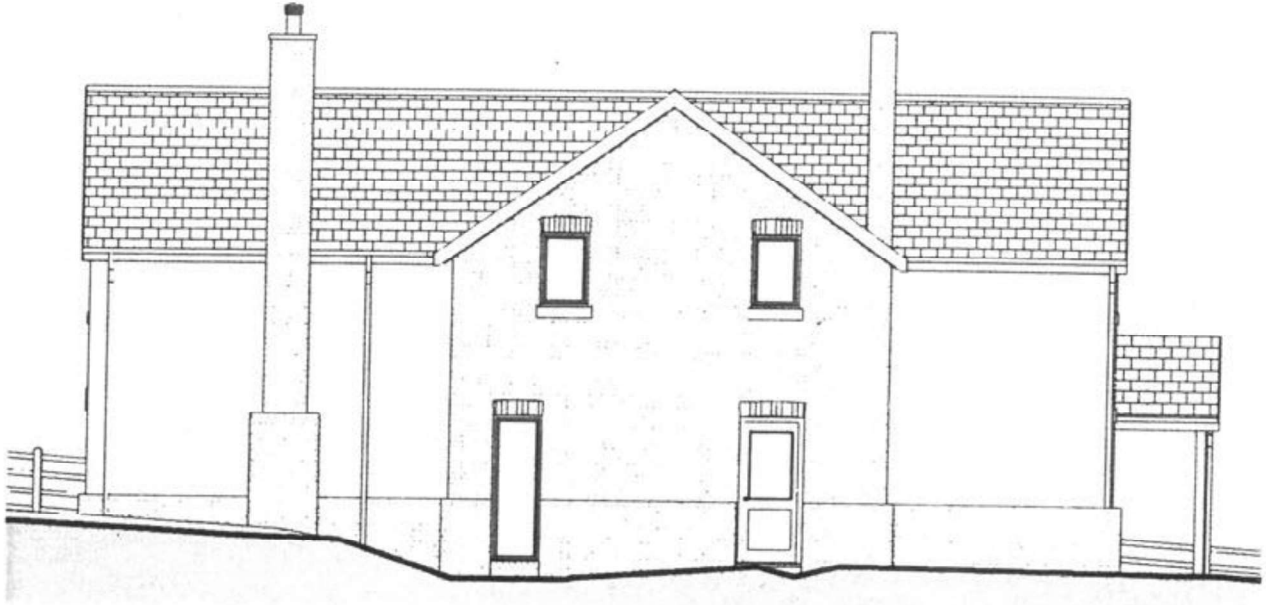
Proposed northeast elevation

1 : 100

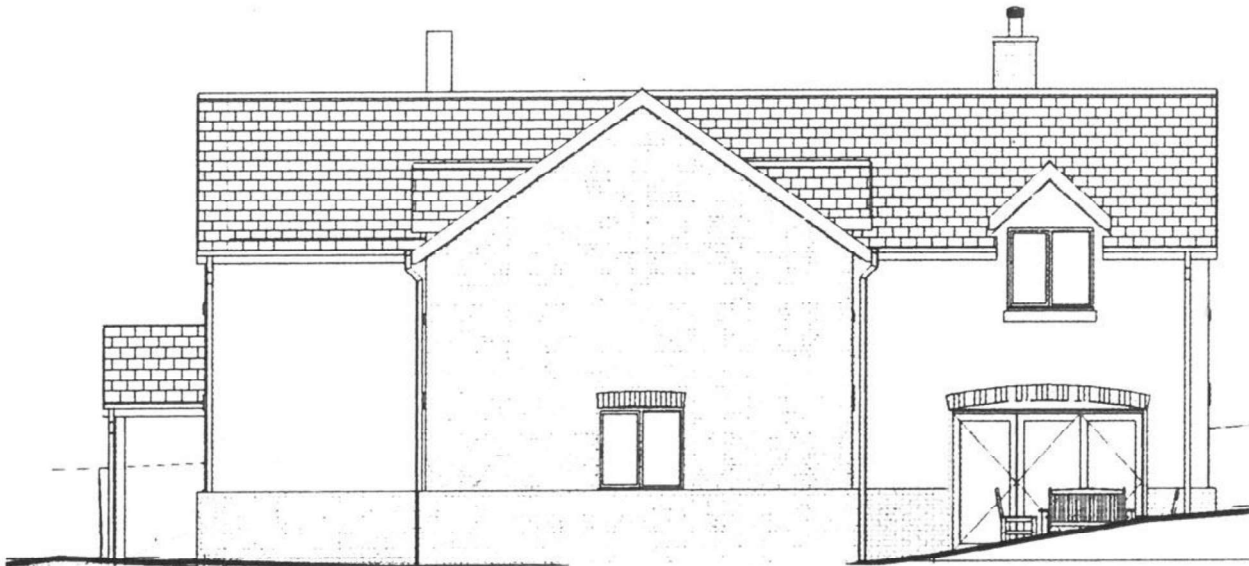


Proposed southwest elevation

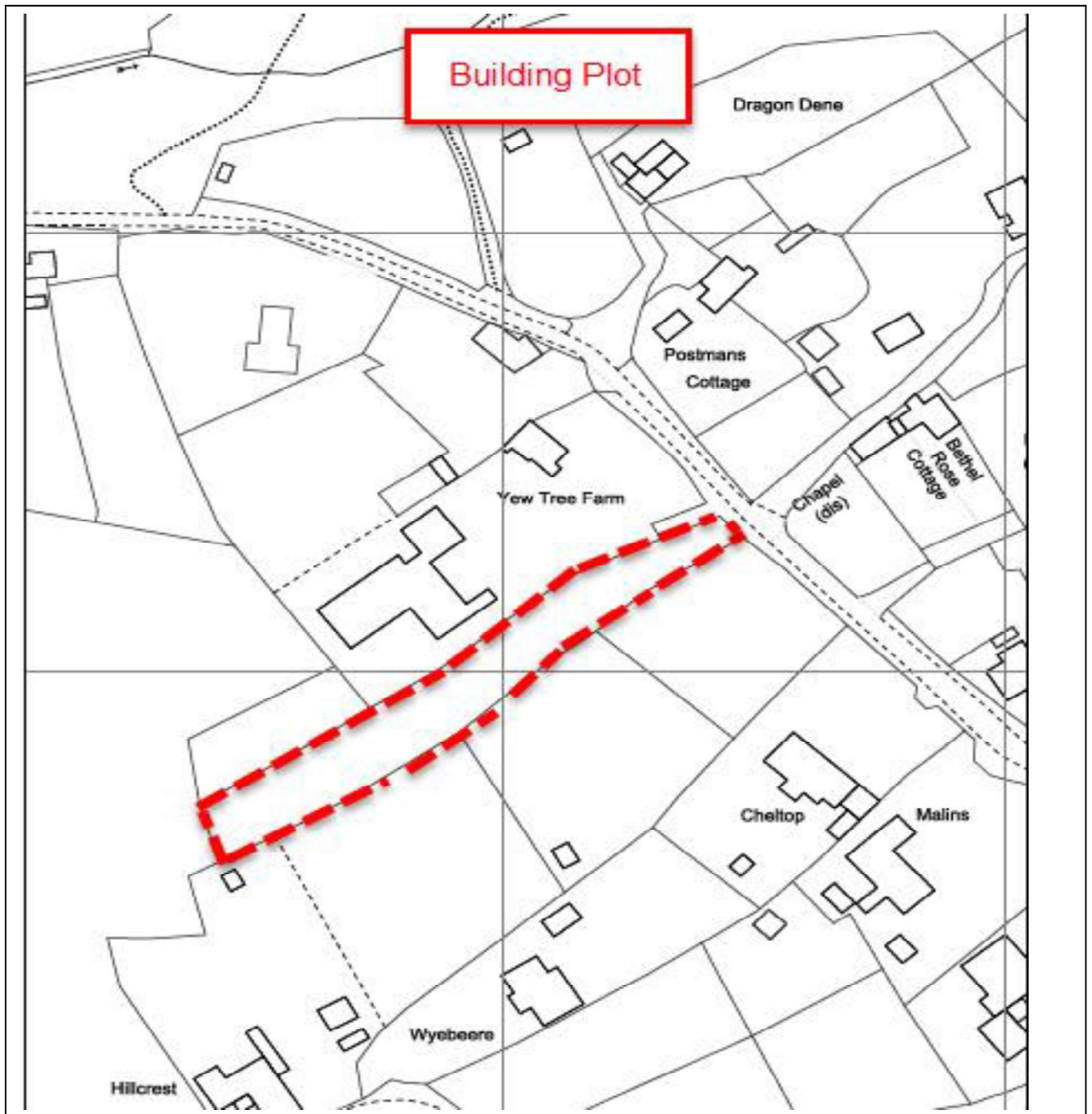
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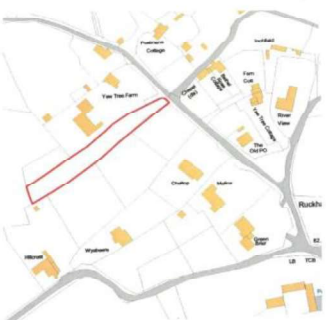
Proposed southeast elevation
1 : 100



Proposed northwest elevation
1 : 100



- Plan not to scale for illustration purpose only.



Location plan
1 : 1250



Site plan
1 : 500



Site plan- Proposed
1 : 250

PLANNING	SITE	LOCATION PLAN, EXISTING SITE PLAN AND PROPOSED SITE PLAN
		Scale 1:2500 0m 50 100 150 200 250m Scale 1:1250 0m 25 50 75 100 125m Scale 1:500 0m 10 20 30 40 50m Scale 1:250 0m 5 10 15 20 25m Scale 1:200 0m 4 8 12 16 20m Scale 1:100 0m 2 4 6 8 10m Scale 1:50 0m 1 2 3 4 5m
UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS, HEREFORD, HR2 9EL TEL: 01981 240682 FAX: 01981 242926		
Proposed new dwelling © COPYRIGHT THIS DRAWING MAY NOT BE REPRODUCED OR COPIED		
Madeline James Land south of Yew Tree Farm, Eaton Bishop Hereford	gcm 5296 25.3.21 As noted	5296 YTF-PA-5296-01b A1



Site set up plan
1 : 200