



Building Plot at The Chase

Burghill
Hereford
HR4 7RL

PRICE £225,000

- Exceptional building plot
- Exclusive village location
- Single storey
- Contemporary residence
- All mains services
- Part walled gardens

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This truly outstanding building plot occupies an idyllic Sylvan setting on the edge of a Conservation Area within the highly favoured village of Burghill, about 4 miles west of the Cathedral City of Hereford.

Within the village there is an 18-hole golf course, a primary school, church and village hall and in adjoining Tillington there is also a shop, public house and cricket club.

A former garden of a bungalow known as The Chase, the plot is currently level and lawned and part-walled and approximately 0.40 of an acre.

PLANNING PERMISSION

Outline Planning Permission was originally given on the 16 June 2018 for the erection of a bungalow (application number 181455) and a copy of this consent and associated plans are available on the Herefordshire Council Planning Portal. An application for the Approval of Reserved Matters was approved on the 31 January 2022 (application number 212399). An application for the approval of the details reserved by Condition 7 was approved on 18 January 2024 (application number 233608).

THE PROPOSED DWELLING

The proposed dwelling is to be single storey and of a contemporary design with the following accommodation:- Hall with cloakroom, open-plan living/dining room, kitchen, utility room, study/bedroom 4, 3 main double bedrooms (1 en-suite), bathroom. There will be ample space for parking and the erection of a garage (subject to further planning consent).

ACCESS

The driveway leading to the plot will be owned by the Building Plot with a Right of Way granted to The Chase.

SERVICES

Mains electricity, gas, water and drainage are understood to be available. Purchasers must satisfy themselves as to the cost and availability thereof. Quotes for connection are available on our web site but are intended for guidance purposes only.

MONEY LAUNDERING

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

VIEWING

Please contact the agent.

FURTHER INFORMATION

For further information please contact Jonathan Cook jc@flintandcook.co.uk

DIRECTIONS

From Hereford proceed towards Brecon on the A438 (Whitecross Road) and then, at the main Whitecross roundabout, take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue past the Three Elms pub and at the traffic lights turn left and then right as signposted to Burghill. Continue for just over 1 mile and then turn right as signposted Burghill and the entrance to The Chase is on the left-hand side after about a quarter of a mile, as indicated by the Agent's For Sale board.

What3words - thatched.luckier.span

