

Poppy Fields, Plot 1
Lower Eggleton Herefordshire HR8 2TZ

£545,000



• Purchase off plan and design your own interior • Luxury 3 Plus and 4 Bedroom Homes • Commutable to M5 and beyond

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water, electricity. Private drainage.
Air source heat pump and solar.

Outgoings

Council tax New build TBC

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979,
we have a legal obligation to financially
qualify every offer before it is conveyed
to the vendors.

N.B. Appliances listed in these details
have not been tested by the Agents. Any
prospective purchasers should satisfy
themselves that they are, in fact, in
working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

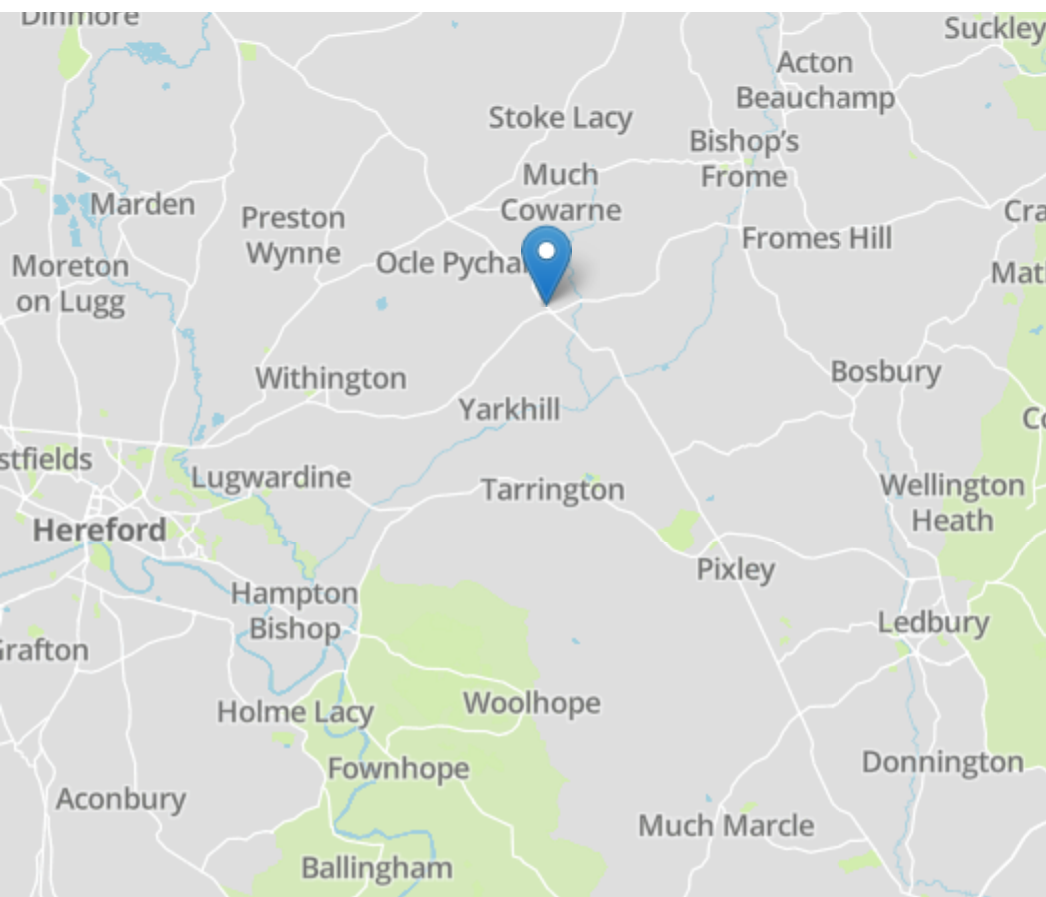
SAT (Remotely) 9.00 am - 12:30 pm

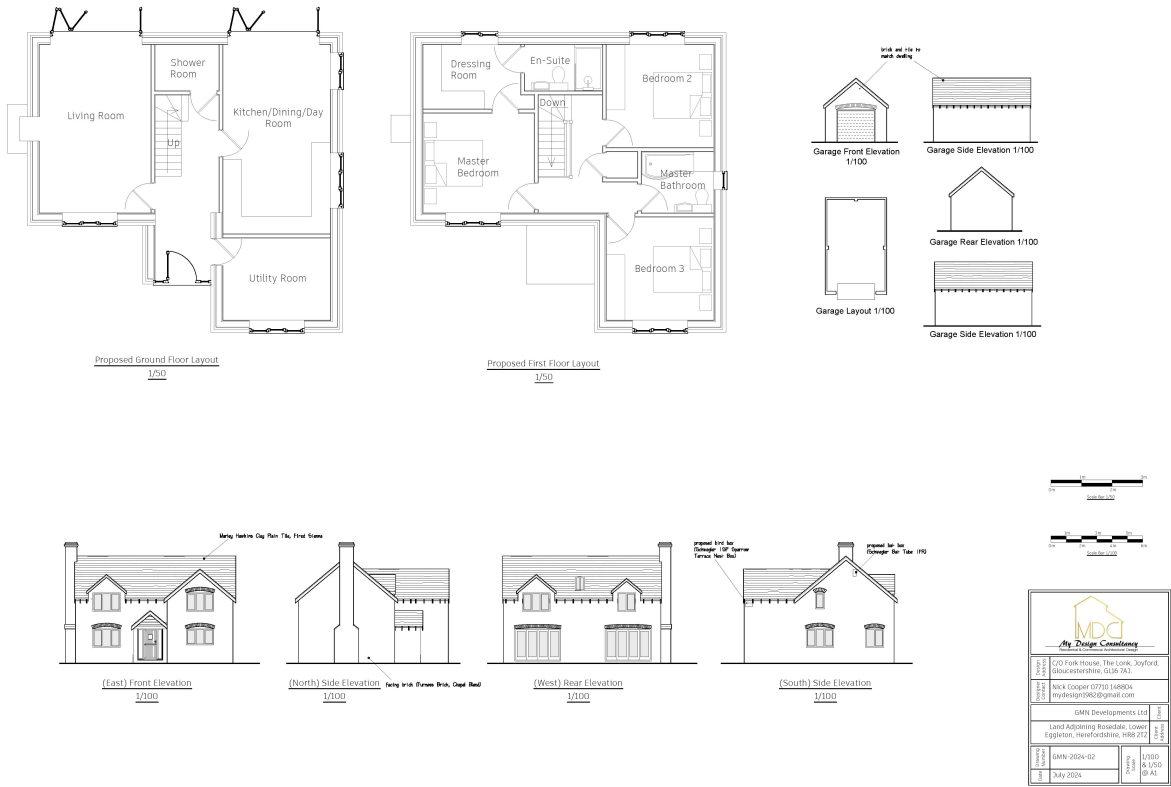
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



DIRECTIONS

From Hereford City proceed onto A465 Aylestone Hill, at the roundabout take the third exit onto A4103 towards Worcester and after approximately 7.5 miles turn left at the traffic lights by the garage onto A417 and the site is approximately 100yards on the right hand side as indicated by The Agents For Sale Board. For those who use 'What3words' ///stance.instant.pillows





OVERVIEW

This small development of just 6 luxury, three plus and four bedroom detached properties occupying a very pleasant semi rural position, with all plots enjoying good size gardens. The site has been architecturally designed enjoying a modern contemporary feel, and having air source heating with underfloor heating to the ground floor, and radiators to the first floor. All purchasers will have the ability to purchase 'off plan' allowing the opportunity to choose own choice of kitchens and bathrooms (subject to budget), therefore allowing an individual purchaser to enjoy their own colours and styles which is very much like building your own property without the pressures. Plot 1 is a large 3/4 (depending on a purchasers requirements) bedroom design, enjoying a dressing room and en-suite to the master bedroom, whilst the ground floor enjoys a large kitchen, dining room, and separate large utility. Enjoying a plot size of .13 of an acre, it has a total square footage of 1,732 sq ft (161 sq m) of accommodation to include the garage. All properties have a full 10 year warranty and on site inspection can be easily arranged through ourselves as agents.

All plots have the opportunity to upgrade to solar to reduce running costs and this can include battery storage if required.

This development site is located in a very convenient position on the Worcester side of Hereford City, and being equally distant approximately 9 miles from both Hereford and Ledbury, this development is situated within easy access to the midlands and southeast via M50 and motorway networks which are available east Herefordshire.

In more detail the specification to this site comprises as follows:

SPECIFICATION

Stunning Architect designed homes
Chance to design your own interior
Air source heat pump
Underfloor heating
Stylish brickwork finish
Aluminium bi-fold doors
Log burning stove
En-suite bedrooms
Separate utility rooms
EV car charger

OFF PLAN ROOM DIMENSIONS

Living Room 3.628m x 5.495m (11' 11" x 18' 0")
Kitchen/Dining Room 6.177m x 3.495m (20' 3" x 11' 6")
Study/Bedroom 4. 2.671m x 3.495m (8' 9" x 11' 6")
Utility 2.078m x 1.957m (6' 10" x 6' 5")
Cloakroom 1.700m x 1.109m (5' 7" x 3' 8")
Master Bedroom 3.248m x 3.628m (10' 8" x 11' 11")
Dressing Room 3.178m x 2.100m (10' 5" x 6' 11")
En-Suite 1.500m x 2.526m (4' 11" x 8' 3")
Bedroom 2. 3.495m x 3.353m (11' 6" x 11' 0")
Bedroom 3. 3.353m x 3.495m (11' 0" x 11' 6")
Master Bathroom 1.995m x 2.348m (6' 7" x 7' 8")

QUALITY KITCHENS

Buy off plan and design your own kitchen/colours (additional upgrade charges may apply)
High end appliances
Solid granite or solid surface worktops
Induction hob
Integrated dishwasher
High level oven and grill

BATHROOM AND EN-SUITES

Downstairs shower room or cloak room

Tiled bath/shower areas
Anti-slip tiled floors
Thermostatic showers
Designer bathroom cabinets and WC
Illuminated mirrors
Shower niche for toiletries
Storage shelving/niche for towels etc

INTERNAL

Grant Aeron3 heat pump
210 litre hot water cylinder
Zoned underfloor heating
Smart controller
Radiators to first floor
Tiled ground floor
Separate utility room
Downstairs cloak room or shower room

OUTSIDE

Spacious sandstone patio area
Permeable gravel driveway with gravel retention matting
Single garage
EV car charger
Individual Klargest private treatment plant (foul drainage)
Secure cycle store within garage

ADVANTAGES OF BUYING OFF PLAN

Choose your own paint colours
Choose your own floor tiles from our select range, or upgrade to your own flooring and the difference in price.
Design your own kitchen and utility room form our select range, or upgrade to you own kitchen and pay the difference in price.

FREE carpets from our large selection, or upgrade to your own carpet and pay the difference in price.
All works completed after exchange but before you move in. Move into a completed house designed internally by you.

AGENTS NOTE

The developer has the right to change or amend any specifications if necessary.
PLEASE NOTE: The photographs are for illustrative purposes only.

HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477.
Unauthorised entry onto this site is strictly prohibited at all times.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- ✓ Living Room 3.628m x 5.495m (11' 11" x 18' 0")
- ✓ Kitchen/Dining Room 6.177m x 3.495m (20' 3" x 11' 6")
- ✓ Study/Bedroom 4. 2.671m x 3.495m (8' 9" x 11' 6")
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And there's more...

- ✓ A select site of just 6 homes
- ✓ Choice of kitchens and bathrooms
- ✓ Large plots