

Plot 2 - Copelands

Holmer
Hereford
HR1 1LL

£225,000

- Outstanding Building Plot
- Exclusive location
- Detailed Planning Consent
- All mains services available
- 3 Bedrooms, 1 En-suite, Balcony
- Good sized gardens

Plot 2, Copelands, Holmer, Hereford HR1 1LL

This exceptional building plot is pleasantly located within the grounds of an historic Grade II listed building in a lovely sylvan setting about 2 miles north of the cathedral city of Hereford.

Local amenities include, a church, shop, exclusive health and leisure club (Holmer Park), a public house, primary school and the property is well placed for access to Hereford Leisure Centre and the racecourse.

Forming part of the garden of "Copelands", Plot 2 is an individually contemporary designed split-level house on an exclusive private electronically gated development accessed via a private driveway in a semi-wooded setting.

The dwelling will form part of an exclusive, gated, development of up to 5 properties. Plot 2 adjoins plot 1 and details can be found on the Herefordshire Council planning portal (application number 182485).

PLANNING PERMISSION

Planning permission was passed on 10/09/2018 (ref: 182485/F). Full plans are available for inspection on the Herefordshire council website. The proposed dwelling will be a contemporary split-level property and is a mixture of both contemporary and traditional design with natural stone and timber clad elevations and will comprise of

PROPERTY DESCRIPTION

3 double bedrooms, including a luxurious en-suite with private balcony

Bright and spacious **open-plan kitchen, dining, and living area** – perfect for modern living and entertaining

Separate study – ideal for home working or quiet retreat

Practical utility room and cloakroom

OUTSIDE

There is a good sized garden.

DIRECTIONS

From Hereford proceed north on the A49 towards Leominster and at the Starting Gate roundabout take the second exit, continuing on the A49, then after a short distance turn right into Attwood Lane the just before the left hand turning to Coldwells Road the entrance drive to Copelands is on the left hand side.

What3Words [///answer.fend.mixer](https://www.what3words.com/answer/fend.mixer)

ACCESS

Access is via the existing driveway to Copelands as per the planning permission.

SERVICES

Mains electricity, gas, water are installed and bought to site by the vendor however the purchaser will be responsible for the connection charges. Private drainage by shared bio disc.

VIEWING ARRANGEMENTS

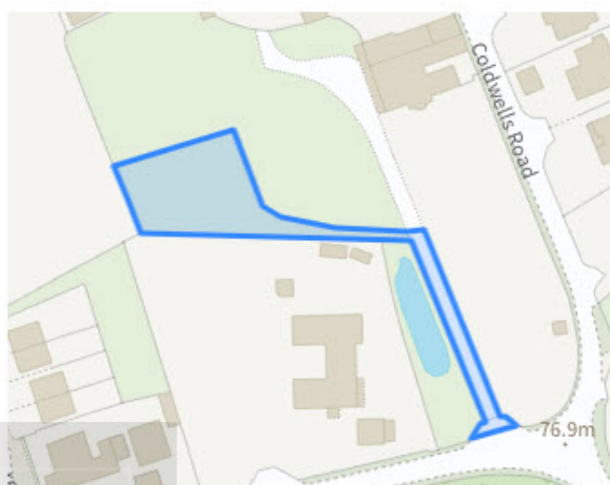
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

OPENING HOURS

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

MONEY LAUNDERING REGULATIONS

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



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. 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 sample items 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.

