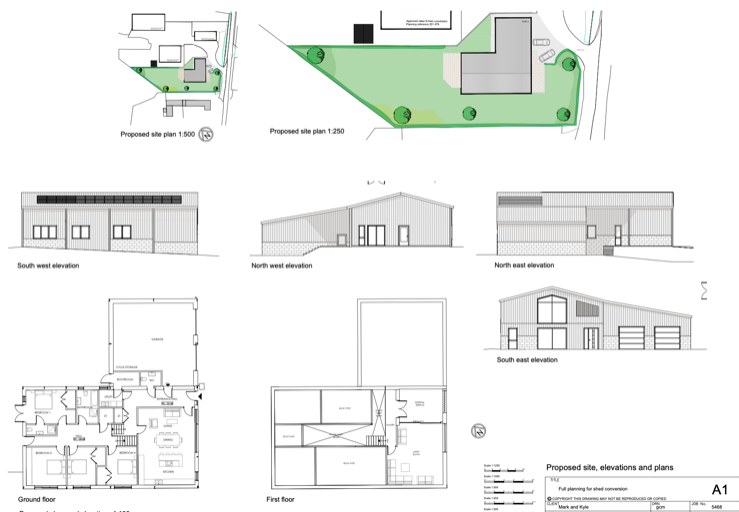


Plot 6, Prospect View, Spond Hereford HR5 3FU

**£279,950**



• Full planning consent for a self build 4 bed detached property • fully serviced for an incoming purchaser

## OVERVIEW

An exciting opportunity to purchase off plan a barn with full planning permission for a very substantial 4 bedroom detached open plan living/dining/kitchen, master bedroom with en-suite, utility, cloakroom, built-in wardrobes, garage and parking. Approximately 3,000 sq ft accommodation.

Amidst some of north Herefordshires most quintessential stunning countryside, and situated on a select small development, this unique detached plot will be fully serviced for an individual to purchase off plan and build their own dream property. The first phase of this development was constructed by local developers KMC, to a high specification and this individual plot is the final barn to be developed and is situated adjacent to the completed development of 6 plots, which are now sold.

Spond itself is a scattered rural Hamlet just two miles north of Eardisley village which has a good range of amenities including primary school, shop with Post Office, public house, tennis club, church and with Offa's Dyke approximately 5 miles away, Hargest Ridge, the River Wye at Whitney on Wye and some outstanding walking from the door, this property is situated in some quintessential countryside of Herefordshire. A wider range of amenities can be found in the nearby towns of Kington, Hay on Wye and Hereford approximately 17.5 miles away.

In more detail the dimensions are as follows:

### GROUND FLOOR

Entrance hall 1.80m x 5.90m (5' 11" x 19' 4")

Open Plan Kitchen/Dining /Lounge 5.90m x 8.02m (19' 4" x 26' 4")

Utility 2.37m x 1m (7' 9" x 3' 3")

Cloakroom 1.49m x 2.13m (4' 11" x 7' 0")

Boot Room 1.49m x 2.69m (4' 11" x 8' 10")

Master Bedroom 5.16m x 3.50m (16' 11" x 11' 6")

En-Suite 1.04m x 3.12m (3' 5" x 10' 3")

Bedroom 2. 4.15m x 4.0m (13' 7" x 13' 1")

Bedroom 3. 4.00m x 2.95m (13' 1" x 9' 8")

Bedroom 4. 4.00m x 3.16m (13' 1" x 10' 4")

Family Bathroom 2.13m x 3.5m (7' 0" x 11' 6")

Garage 8.34m x 7.04m (27' 4" x 23' 1")

### FIRST FLOOR

Lounge 5.85m x 6.25m (19' 2" x 20' 6")

External Terrace 4.51m x 3.41m (14' 10" x 11' 2")

## PLANNING

Planning was granted under Application P232796/F and is for a 4 bedroom detached property extending to 3,000 square feet. The plot is a good size.

## 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.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

Fully serviced for an incoming purchaser to connect to.

### Outgoings

Council tax 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](http://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.

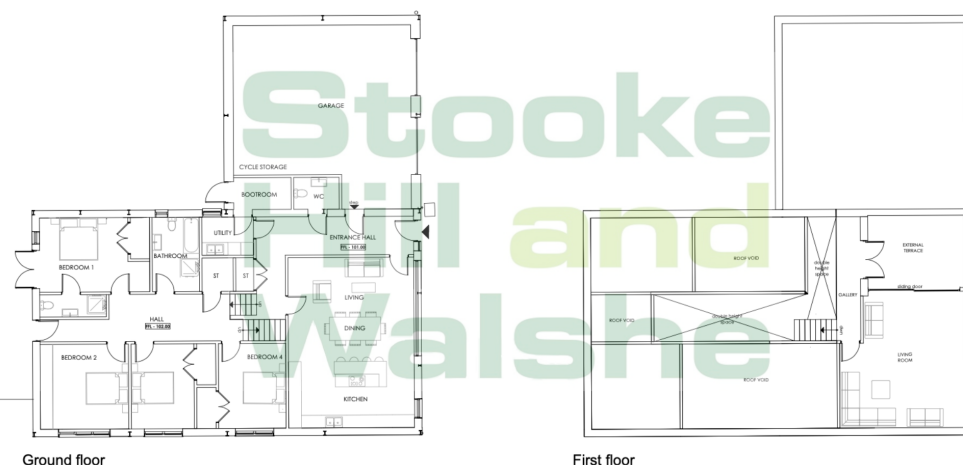
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



Ground floor

First floor

**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.