

Plot 1, Summerlease, Summer Meadow,
Westhope Hereford HR4 8BS

£250,000



- Planning granted for a self build detached contemporary property with garage • A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

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OVERVIEW

A small bespoke self build development of just 4 plots with two remaining. Plot one offers a contemporary designed detached property and will comprise; kitchen/dining room, lounge, snug, study, utility, cloakroom, master bedroom with en-suite, 3 further bedrooms, garden, attached garage, and off road parking.

Set in an idyllic picturesque village location approximately 8 miles northwest of Hereford City, and being a short distance from the popular village of Canon Pyon where there is a host of village amenities to include; public house, village shop, primary school, tennis courts, and a rural bus service if so required.

PLANNING

Planning was granted under Application (P240385/XA2) and is for four self build plots. Plot one being a 4 bedroom detached property extending to over 2,000 square feet. The plot is a good size upon the approach to the development.

SERVICES

Mains Electricity
Mains Water
Air Source Heat Pump
Private Drainage

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.

DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto three Elms Road, at the traffic lights proceed straight over onto A4110 Canon Pyon Road, and after approximately 7 miles turn right just after Canon Pyon primary school towards Westhope, just beyond the junction of Westhope Lane the development can be found on the right hand side as indicated by The Agents For Sale Board. For those who us

"What3words://tense.announce.quote

GENERAL INFORMATION

Tenure

Freehold

Services

Mains Electricity

Mains Water

Air Source Heat Pump

Private Drainage

Outgoings

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.

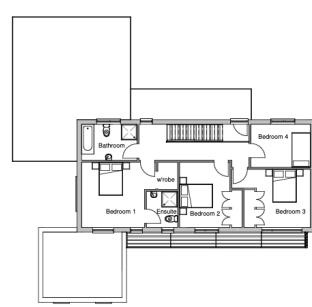
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY (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 or warranty, whatever in relation to this property.