

Plot 3 Land Adjoining , Cedar House  
Bush Bank, Hereford HR4 8EN

**Price Guide £225,000**



- Planning granted for a detached 4 bedroom property with double garage • Water and electricity installed to site • Each purchaser to install their own bio clear drainage system inside their own plot • Far Reaching Views Over Surrounding Countryside.

OVERVIEW

A building plot for a 4 bedroom detached property extending to 165 meters square, 1,776 square feet, excluding the double garage, in which planning was granted under Application 192784.

Set in an idyllic rural location approximately 7 miles northwest of Hereford City, and being 2 miles 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 192784 and is for a 4 bedroom detached property extending to 165 meters square, 1,776 square feet, excluding the double garage. The plot is a good size being .06 of a hectare .

SERVICES

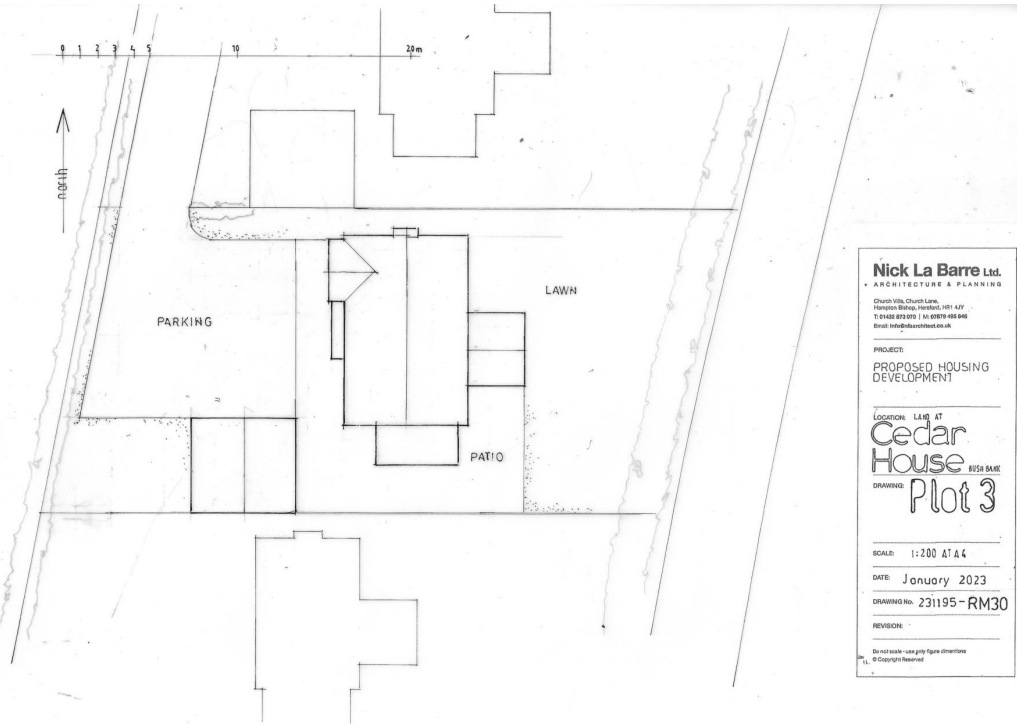
Services are in the process of being installed to the site to include water, and electric which will be available for connection by a purchaser outside each plot, whilst drainage, soakaways have all been installed to the agreed regulations it will be the responsibility of each purchaser to install their own bio clear system that will be constructed inside their plot boundary but will connect directly into the constructed soakaways.

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 and after approximately 6 miles turn right signposted Upper Hill, which is just after The Bush Inn pub, and the site can be found on the left hand side as indicated by The Agents For Sale board. For those who use 'What3words'////fried.workshops.fussy



GENERAL INFORMATION

Tenure

Freehold

Services

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, HR4 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

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 or 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.