



## Building Plot at Ruckhall Hereford HR2 9QU

OIRO £200,000

- Highly sought-after rural location
- Detailed Planning Permission for a
- 4 bed detached house
- Good size gardens with views

- Glorious location close to the River Wye
- Ideal development opportunity
- Viewing at any reasonable daylight hours

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## **Building Plot at Ruckhall Hereford HR2 9QU**

### **Description**

Peacefully situated in one of Herefordshire's highly sought-after rural locations, a good size freehold building plot with detailed planning permission for a 4-bedroom detached house.

### **Location**

Hereford City centre is within easy driving distance and nearby there are some impressive countryside walks and a further range of amenities are available in the nearby villages of Eaton Bishop, Madley and Clehonger including primary schools, church, public house, shop and daily bus services.

### **The Site**

The site forms part of the garden to Hillcrest and is on a gradual slope from east to west, currently lawned and with boundary fencing, hedges and trees. The proposed dwelling will have views the Wye Valley from the upper elevations). Just over 1/3rd acre.

### **Planning Permission**

Plans etc are attached but please contact the Agent if any further information is required.

### **Services**

Purchasers are to satisfy themselves as to the cost and availability of services but it is understood that mains water and electricity are available for connection nearby and the drainage will be via a private septic tank, to be installed by the purchaser.

### **Guide Price**

Offers in the region of £200,000

### **Viewing**

Any potential purchasers are invited to view at any reasonable daylight hour.

### **Directions**

From Hereford proceed south on the A465 Abergavenny Road, turning right at Belmont Abbey into Ruckhall Lane. Continue for approximately 2.5 miles, turning right at the fork at the steep hill signposted Ruckhall. Continue to the telephone kiosk and turn right onto the no-through road, take the left

hand fork and the building plot is located on the left hand side, opposite a right hand turning for the Laurels and Inchfield.

### **Agent's Notes**

1. Please do not park on the open grass commonland.
2. We ask when visiting the site at any reasonable daylight hour that you do not block any of the neighbours driveways.

### **Money laundering regulations**

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, for further details please contact Jackie Eversham (01432) 355455.

### **Opening hours**

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

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