

BUILDING PLOT AT COPELANDS CHURCH WAY HOLMER, HEREFORD HR1 1LL

£225,000
FREEHOLD

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.

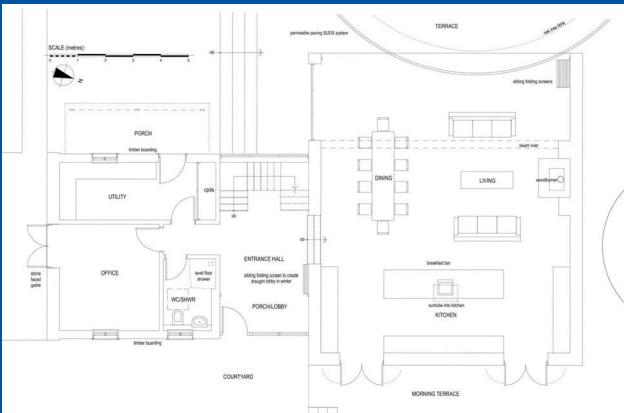
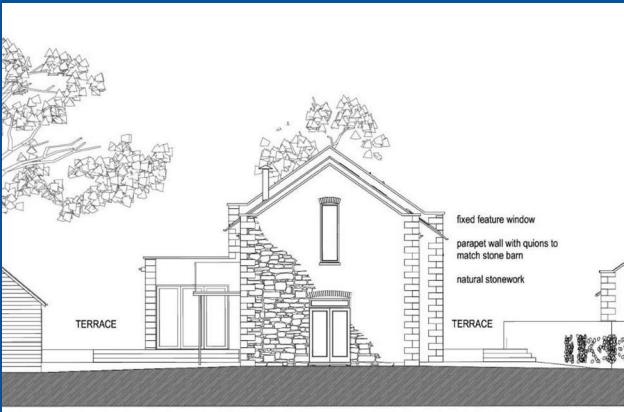
Forming part of the garden of "Copelands", Plot 1 is an individually architect designed house on an exclusive private electronically gated development accessed via a private driveway in a semi-wooded setting.

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).

**Flint
&
Cook**

BUILDING PLOT AT COPELANDS

- Double garage
- Substantial 4 bedroom dwelling
- Detailed planning consent
- Outstanding building plot
- Exclusive location
- All main services available



Planning Permission

Planning permission was originally passed on 17/09/2015 (application number 143412) and was subsequently implemented on 23/08/2016 with building regulations approval (application 161037 – date of commencement 22/08/2016). Full plans are available for inspection on the Herefordshire council website. The proposed dwelling will be 2 storey and is a mixture of both contemporary and traditional design with natural stone and timber clad elevations and will comprise of

Ground Floor

Entrance hall, downstairs cloakroom, open plan kitchen, living/dining room with morning terrace, an office and utility room.

First Floor

Galleried landing, master bedroom with dressing room, ensuite shower room and balcony, 3 bedrooms, family bathroom.

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.

Outside

There is a good sized garden plot and a garage with storeroom over.

Access

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

What3Words

//answer.fend.mixer

Agents note

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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

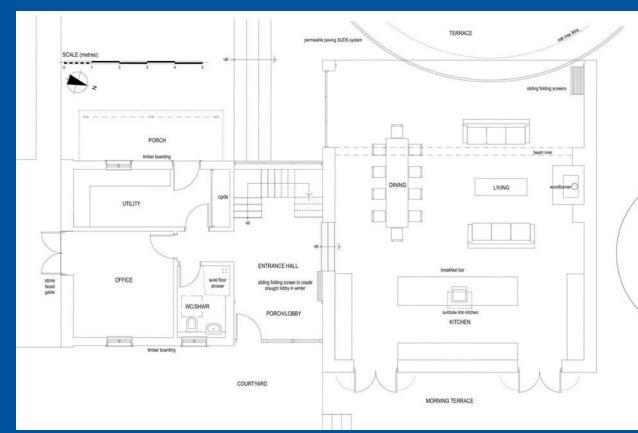
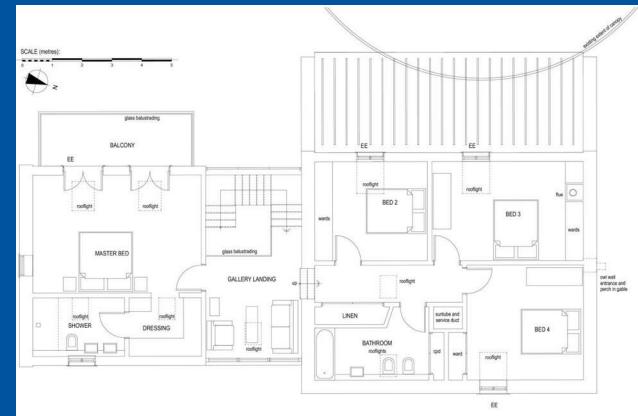
Services

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.

Money Laundering Regulations

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

BUILDING PLOT AT COPELANDS





Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies

EPC Rating: Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

