



SCALE (metres):  
0 1 2 3 4 5



## PLOT 2 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.

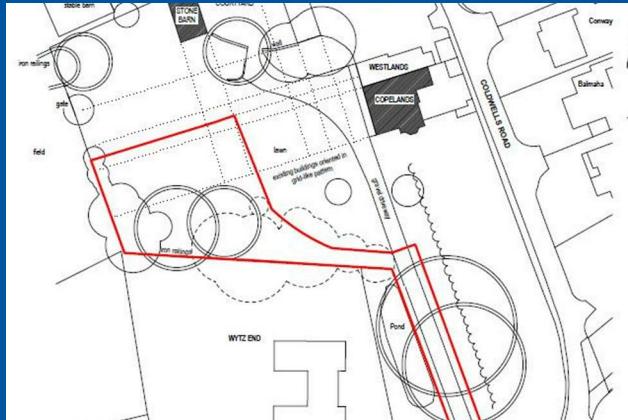
Forming part of the garden of "Copelands", Plot 2 is an individually contemporary designed split-level house on an exclusive private electronically gated development accessed via a private driveway in a semi-wooded setting.

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**

## PLOT 2 AT COPELANDS CHURCH

- Detailed planning consent • Exclusive location
- Balcony & gardens • 3 bedrooms (1 en-suite)
- Outstanding building plot • All main services available • Contemporary split-level design



### Full Description

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.

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### PLANNING PERMISSION

Planning permission was passed on 10/09/2018 (ref: 182485/F).Full plans are available for inspection on the Herefordshire council website.The proposed dwelling will be a comtemporary split-level property and is a mixture of both contemporary and traditional design with natural stone and timber clad elevations and will comprise of

### PROPERTY DESCRIPTION

3 Double bedrooms, including a luxurious en-suite with private balconyBright and spacious open-plan kitchen,

dining, and living area – perfect for modern living and entertainingSeparate study – ideal for home working or quiet retreatPractical utility room and cloakroom

### Services

Mains electricity, gas, water are installed and brought to site by the vendor however the purchaser will be responsible for the connection charges. Private drainage by shared bio disc.

### ACCESS

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

### OUTSIDE

There is a good sized garden.

### 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.

### What3Words

///answer.fend.mixer

### Viewing arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### DIRECTIONS

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#### **Money Laundering Regulations**

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

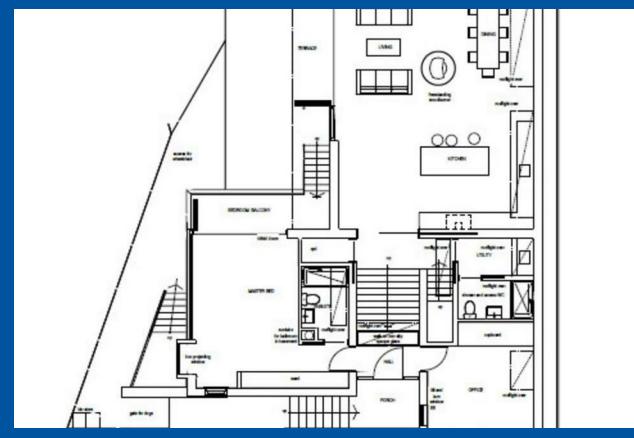
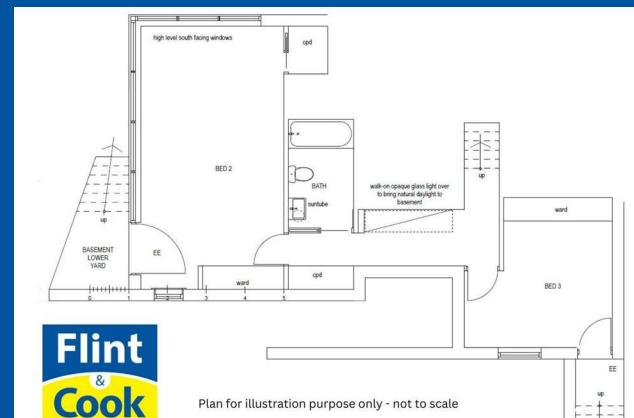
#### **Agents note**

The dwelling will form part of an exclusive, gated, development of up to 5 properties. Plot 1 adjoins plot 2 and details can be found on the Herefordshire Council planning portal (application number 182485).

#### **Opening Hours**

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

## **PLOT 2 AT COPELANDS CHURCH**





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

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