



Exchequer Court Buildings
Thruxton | Hereford | HR2 9AX

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Kingstone 1.5 miles, Hereford 7 miles, Ross-on-Wye 14 miles, Hay-on-Wye 16 miles, Abergavenny 19 miles, Gloucester 32 miles, Bristol 67 miles (All distances are approximate)

A Unique Opportunity to Purchase Four Building Plots with Listed Building Consent Enjoying an Attractive Rural Setting Surrounded by Beautiful Rolling Countryside.

Key Features

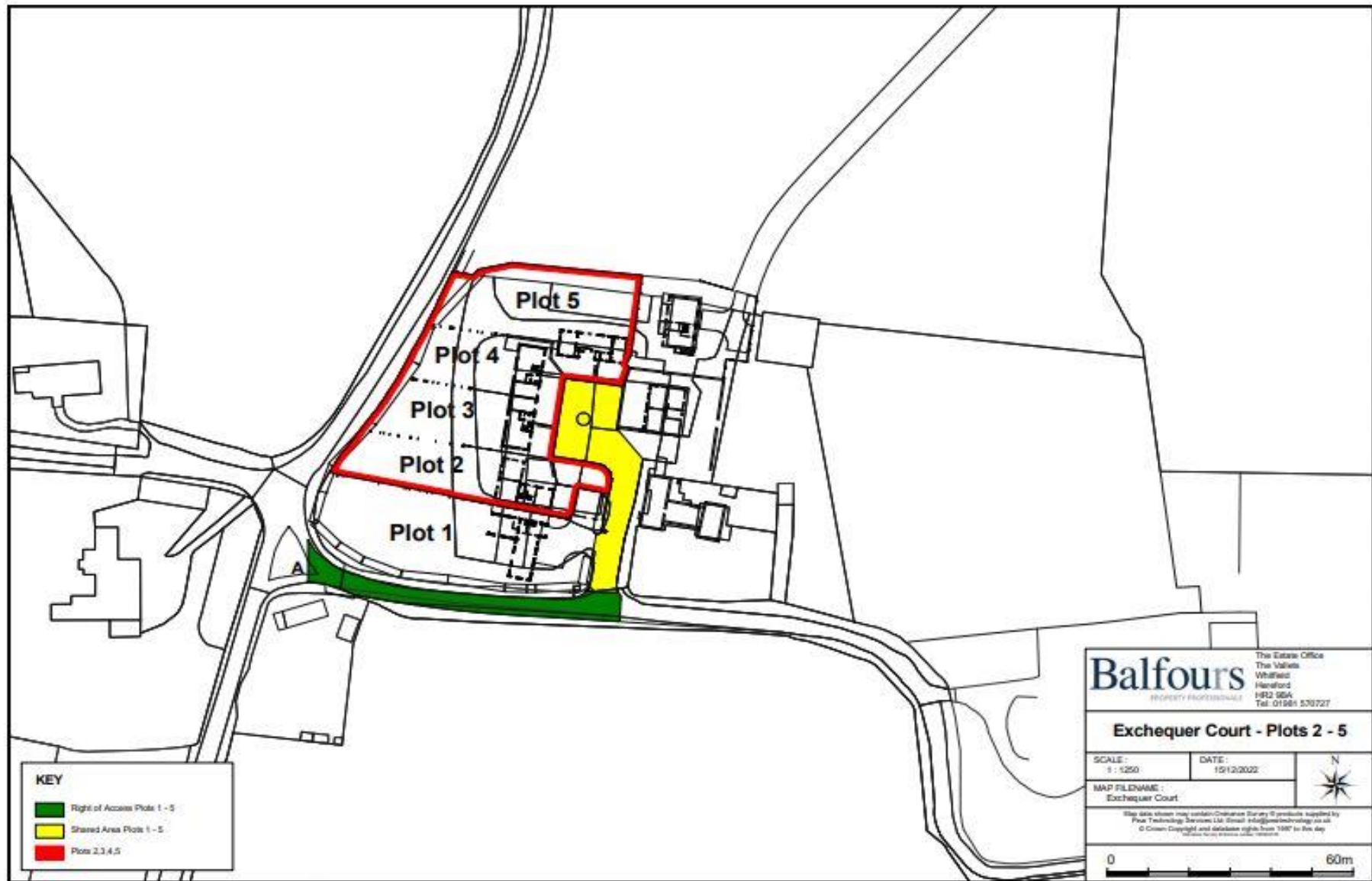
- Listed Building Consent for Four Properties;
- Three Bedroom Detached Unit
- A Pair of Two/Three Bed Semi-Detached Units
- One Four Bedroom Detached Unit
- Sought-After Location and Views
- Courtyard Development
- Mains Electricity and Water Available
- Access to Amenities
- Good School Catchment Area

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Exchequer Court Buildings are located in the hamlet of Thruxton on the edge of the Whitfield Estate close to the village of Kingstone. The area is surrounded by beautiful rolling countryside. Kingstone is located in the upper Wye Valley, southwest of Hereford, close to the Golden Valley. The village includes a public house; The Bull Ring Inn, post office, Doctors surgery, village hall and village church. The village also benefits from childcare facilities plus its own primary and high school, both rated 'Good' from Ofsted. The property is within easy striking distance of the Cathedral City of Hereford and the market towns of Ross-on-Wye and Abergavenny, just seven, fourteen and nineteen miles respectively, all providing local amenities including independent shops, pubs, cafés, churches, cricket and golf clubs. There is a wide range of state and public schools in the catchment area and National Hunt racing at Hereford. Travel links within the area are good with the A465 linking to Hereford. From Hereford to Ross-on-Wye, the A49 links to the M50 which joins to the M5. Hereford is on the main Manchester to Cardiff railway line with rail-links to Birmingham New Street and London Paddington. International airports are located at Cardiff, Bristol and Birmingham.

Exchequer Court Buildings enjoys an attractive rural setting surrounded by beautiful rolling countryside. A unique opportunity to purchase four building plots with far-reaching views of the Herefordshire countryside. The project benefits from Full Listed Building Consent for four high quality spacious country properties comprising of a three bedroom detached unit, a pair of two/three bedroom semi-detached units and a four bedroom unit. Ref: P191725/F / P203203/XA2 / P191726/L. Each property will benefit from its own parking area, gardens and terraces. Mains electricity and water is installed on the site. The development has commenced as demolition has taken place.

Please Note: There will be a shared right of access along the track from the highway. Responsibilities of the communal areas to be confirmed. The land is situated in a Nitrate Vulnerable Zone. A public footpath passes adjacent to / over plot 5.



General

Services: Purchasers to make their own connections to the mains water and electricity (Including Plot 1). Details of the service location are available from the selling agent.

Council Tax: TBC

Postcode: HR2 9AX

Local Authority: Herefordshire Council 01432 260 000

Broadband: Our research has indicated that ultrafast broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Surface Water, Rivers and The Sea: Very Low Risk

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

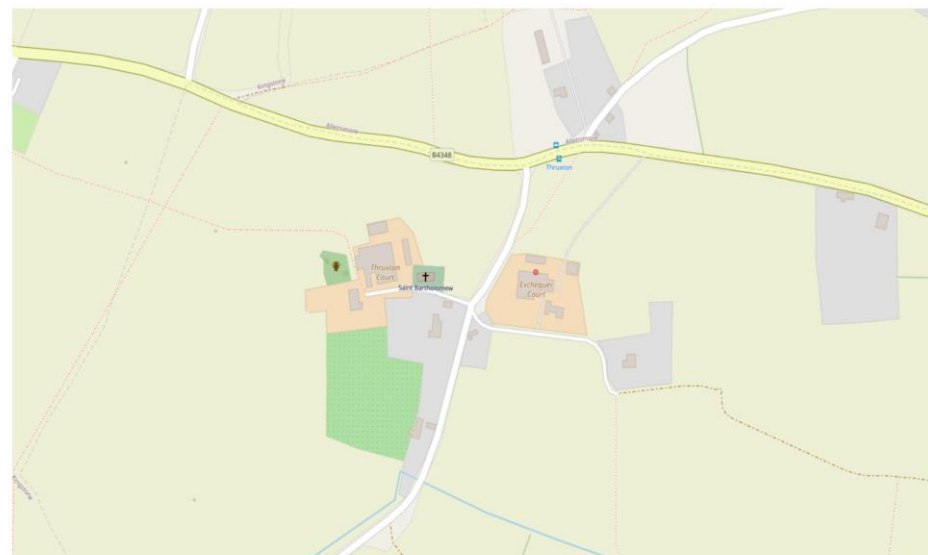
Tenure: Freehold

Please Note: There will be a shared right of access along the track from the highway. Details of which is available from the selling agents. Plot 1 has been sold subject to contract. Draft Heads of Terms have been prepared by the vendors a copy of which will be made available to offerees. Public footpath passes adjacent to/over Plot 5.

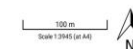
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Balfours

Land App



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Directions

From Hereford take the A465 towards Abergavenny. At Locks Garage turn right onto the B4348 towards Peterchurch, Kingstone and Thruxton. Continue for approximately 1 mile and then turn left onto the lane signed Abbeydore and Cockyard. After approximately 0.2 miles turn left opposite the lane for St Bartholomew's Church. Take the first entrance next to the first property on the left.

Viewing strictly by appointment through Balfours



Particulars January 2023 Photographs: November 2022



Balfours
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