Flint&Cook







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BUILDING PLOT



Building Plot adjacent to 33 Gosmore Road Clehonger Hereford

£75,000

- Popular village location
- Freehold single building plot
- Outline Planning for 2 bedroom bungalow

22 Broad Street Hereford HR4 9AP Tel: 01432 355455 hereford@flintandcook.co.uk

37 High Street **Bromyard** HR7 4AE Tel: 01885 488166 bromyard@flintandcook.co.uk

- Approximately 21m x 11m
- Site inspection by daylight hour
- Approx. 5 miles from Hereford City

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Building Plot adjacent to 33 Gosmore Road Clehonger Hereford HR2 9SN

LOCATION

The plot is peacefully located on Gosmore Road in the centre of the popular village of Clehonger and is approximately 5 miles away from Hereford City centre. The village itself offers a range of amenities including primary school, public house, church, countryside walks and daily bus services.

THE SITE

The site extends to approximately 21m x 11m and is level, currently laid to lawn and is originally the garden for the adjoining property. There is an existing detached outbuilding on the site which could be used for storage during construction.

ACCESS

There is access immediately available off Gosmore Road.

PLANNING

There is Outline Planning Permission granted for a 2 bedroom bungalow and the Planning Application number is 213403.

TENURE

Freehold with vacant possession on completion.

PRICE £75,000

SERVICES

It is understood that all mains services are available in Gosmore Road, but any prospective purchaser should satisfy themselves as to the cost and availability from the different service providers.

VIEWING

By site inspection at any reasonable daylight hour.

DIRECTIONS

Proceed south out of Hereford on the A465 Abergavenny Road and after passing the Belmont Abbey turn right signposted to Clehonger. On entering the village of Clehonger, turn left into Birch Hill Road and this continues into Gosmore Road, and the plot will be situated on the lefthand side, as indicated by the Agent's FOR SALE board.

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.

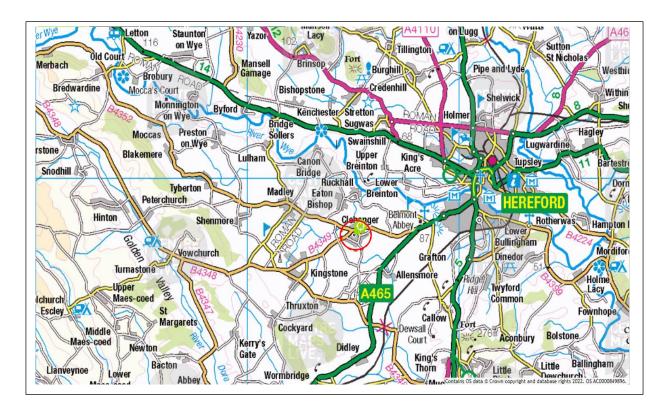
Opening hours

Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 2.00 pm

MP FC006874 April 2022







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Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

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Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

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