

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

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

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
Flint & Cook Limited. Registered in England No. 12997370
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

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 left-hand 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



