



Plot Adjacent to 1 The Willows Roman Road, Hereford, HR1 1JP



**Sunderlands**  
Residential Rural Commercial



**Plot Adjacent  
The Willows  
Roman Road  
Hereford  
HR1 1JP**

Summary of Features

- Full planning consent and a Certificate of Lawfulness for a detached dwelling
- Building plot situated on the outskirts of North Hereford
- An excellent opportunity for developers or buyers looking to build a bespoke home
- Local amenities within walking distance
- Attractive setting with countryside views
- The adjacent property is available for purchase under separate negotiation

**For Sale By Informal Tender  
Guide Price: £120,000**

A freehold building plot situated on the outskirts of North Hereford, benefitting from full planning consent and a Certificate of Lawfulness for the construction of a detached residential dwelling. The approved plans provide for generously proportioned accommodation arranged over four floors, including a spacious kitchen/dining room, living room, utility room, shower room, three double bedrooms, an en suite shower room, and a family bathroom. Mains water, gas, and electricity are available nearby. An excellent opportunity for developers or for purchasers seeking to build their own bespoke home.

**Location**

The property is situated to the North of Hereford in the well-established residential area of Holmer. The locality benefits from a range of nearby amenities, while Hereford itself offers an extensive selection of shopping, leisure and recreational facilities, together with a variety of educational establishments and excellent transport links, including both bus and railway stations.

**Planning consent/Certificate of Lawfulness**

Planning permission was granted on the 28th February 2011 for a period of three years under Application No. S103349/F. A Certificate of Lawfulness was subsequently granted on the 15th October 2025 under Application No. P251075/V. Full planning documents and approved plans are available to view on the Herefordshire Council website.

**Services**

We understand that mains water, gas and electricity are available nearby.

**Tenure**

Freehold with vacant possession upon completion.

**Local authority & public utilities**

Herefordshire County Council, Plough Ln, Hereford HR4 0LE

Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT  
National Grid ED (West Midlands), Bristol, BS2 0TB

**Anti-money laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

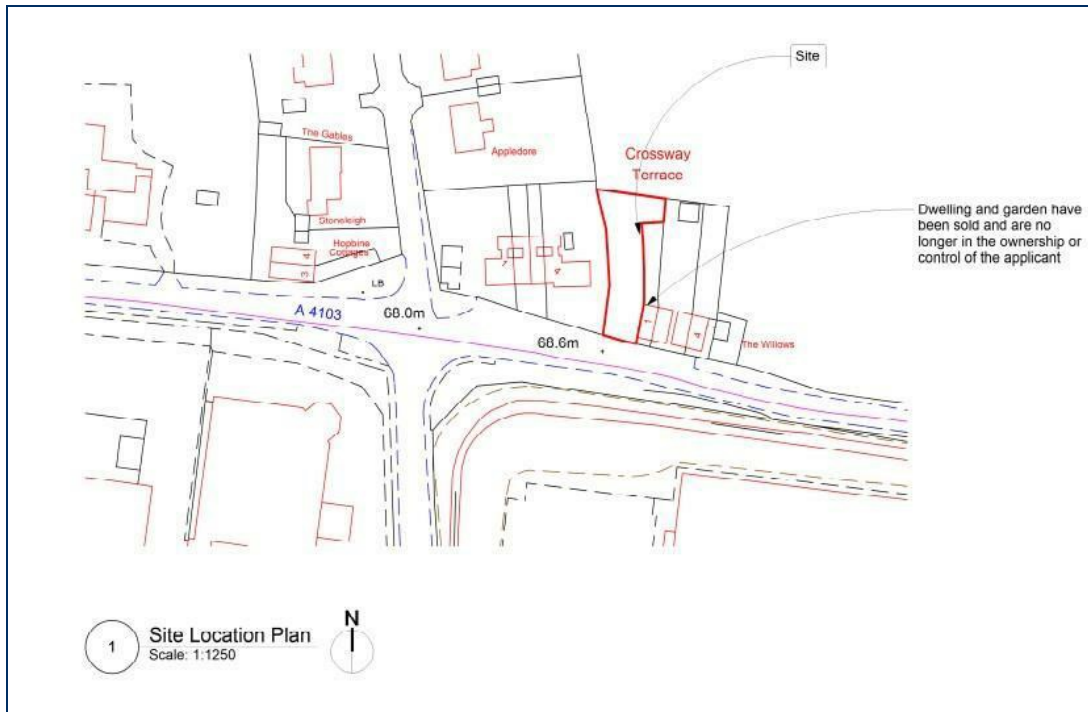
**Directions**

Proceed out of Hereford along Holmer Road (A49). At the roundabout, take the third exit onto Roman Road and continue ahead, passing the left-hand turning for Munstone. The plot will be found shortly afterwards on the left-hand side, clearly identified by the agent's For Sale board.

**Agents notes**

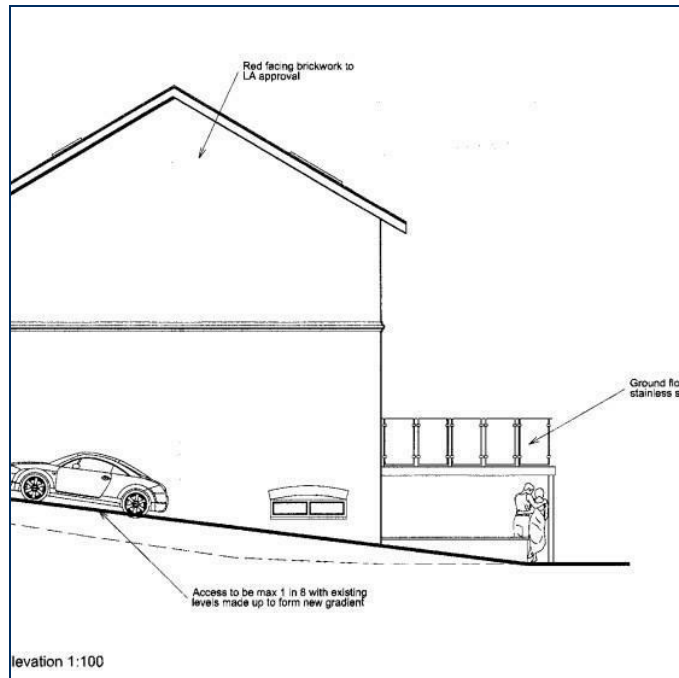
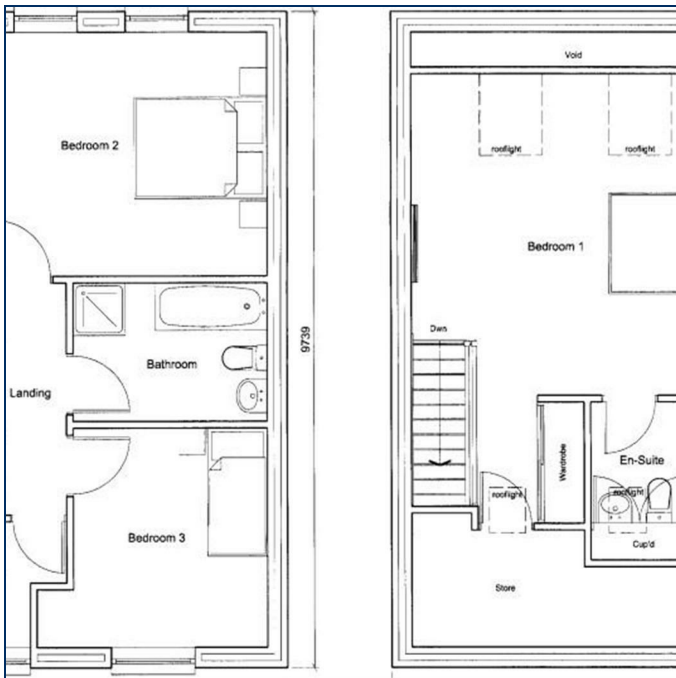
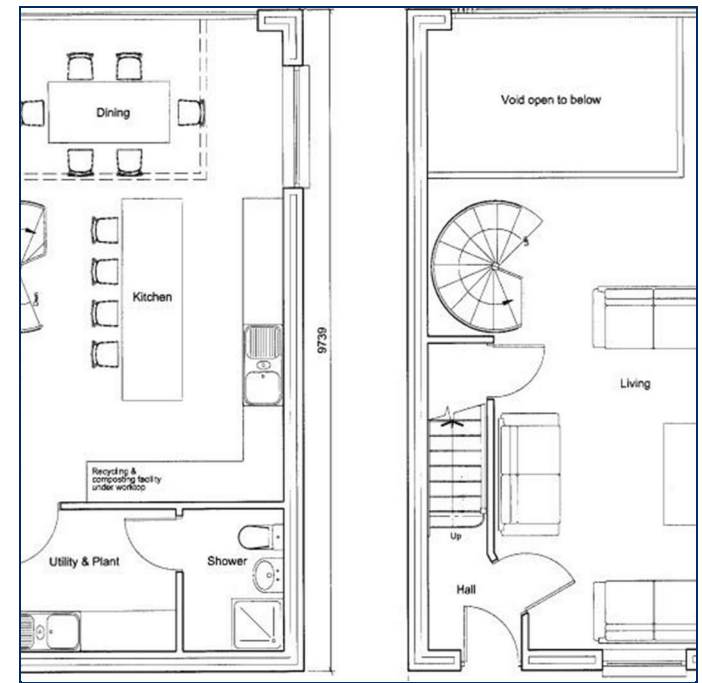
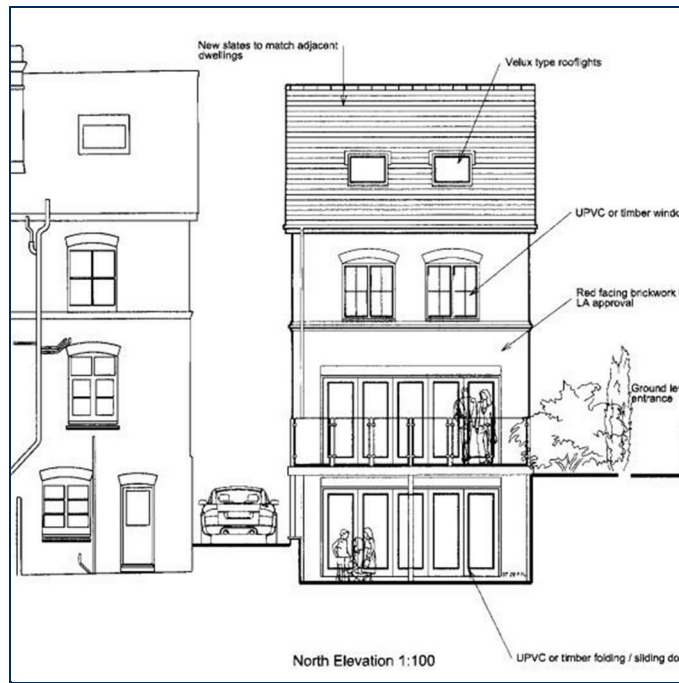
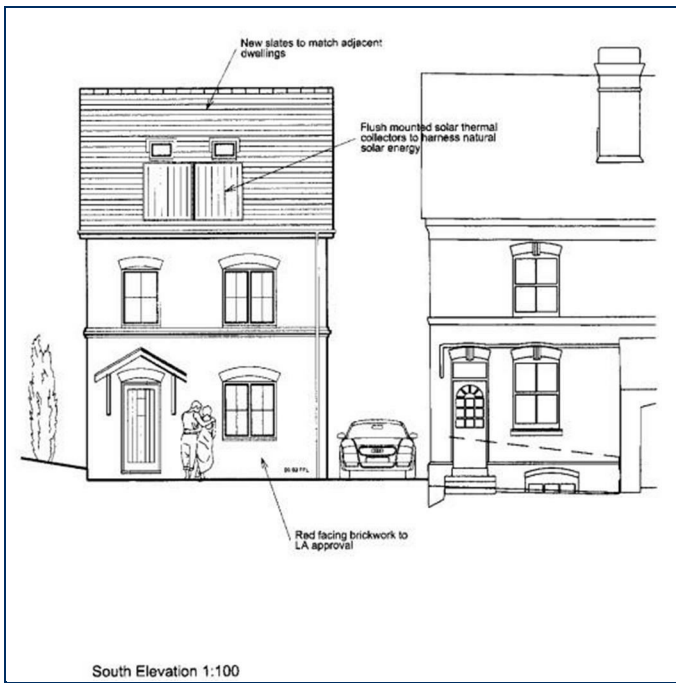
Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Please note that the adjacent property is available for purchase under separate negotiation.



Dwelling and garden have been sold and are no longer in the ownership or control of the applicant





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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.