



LAND AT BURGHILL, HEREFORD HR4 7RN



Sunderlands
Residential Rural Commercial



Land at Burghill, Hereford HR4 7RN

Summary of Features

- Plot in a sought-after Herefordshire village
- Planning permission for detached 2 bedroom bungalow
- Local amenities within walking distance
- Convenient location with excellent links to major roads
- Attractive setting with central village location

**Offers In The Region Of
£160,000**

Description

An exceptional development opportunity comprising an attractive parcel of land extending to approximately 0.21 acres, level in nature and occupying a prime position within the desirable Herefordshire village of Burghill. The site enjoys a peaceful yet well-connected setting, with convenient access to local amenities and transport links.

The land benefits from historic planning permission for the erection of a detached two-bedroom bungalow with an attached garage, presenting a rare and exciting opportunity within the village. Currently laid to amenity and garden, the land is well enclosed by mature hedgerows and fencing and includes a timber storage building.

Situation

The land is situated in the sought-after village of Burghill, Herefordshire, enjoying a peaceful rural village setting. The location offers a balance of tranquility and convenience, with local amenities including a village hall, church and golf club nearby.

Burghill is well placed for access to Hereford (approximately 3 miles), which provides a wide range of shopping, educational and leisure facilities. The area also benefits from good road links, with easy access to surrounding villages and the wider region.

Planning Permission

Full planning permission has been granted for the erection of a two-bedroom detached bungalow with adjoining garage. The original consent, granted circa 1980, was implemented with a material start made. Further details of the planning permission are available via the Local Planning Authority website or from the selling agents upon request.

Planning Uplift

The land is sold subject to an overage over the eastern part of the land. The vendors will retain a 35% uplift in value attributable to any increase in the residential units on the land on the grant of planning permission, for a period of 25 years.

Access

Access to the property is taken through two existing gateways directly off the council maintained road.

Tenure

Freehold with vacant possession upon completion.

Services

We understand other utilities are available nearby for connection. Prospective purchasers should make their own enquiries regarding service connections.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There are no public rights of way affecting the property.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE

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

Mode of Sale

The land is being offered for sale via Private Treaty.

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Agents Note

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.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Viewings

Viewing strictly by appointment only with the selling agents.

Charlotte Watson on 01432 356161 or 07442 400949

c.watson@sunderlands.co.uk

Misinterpretations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

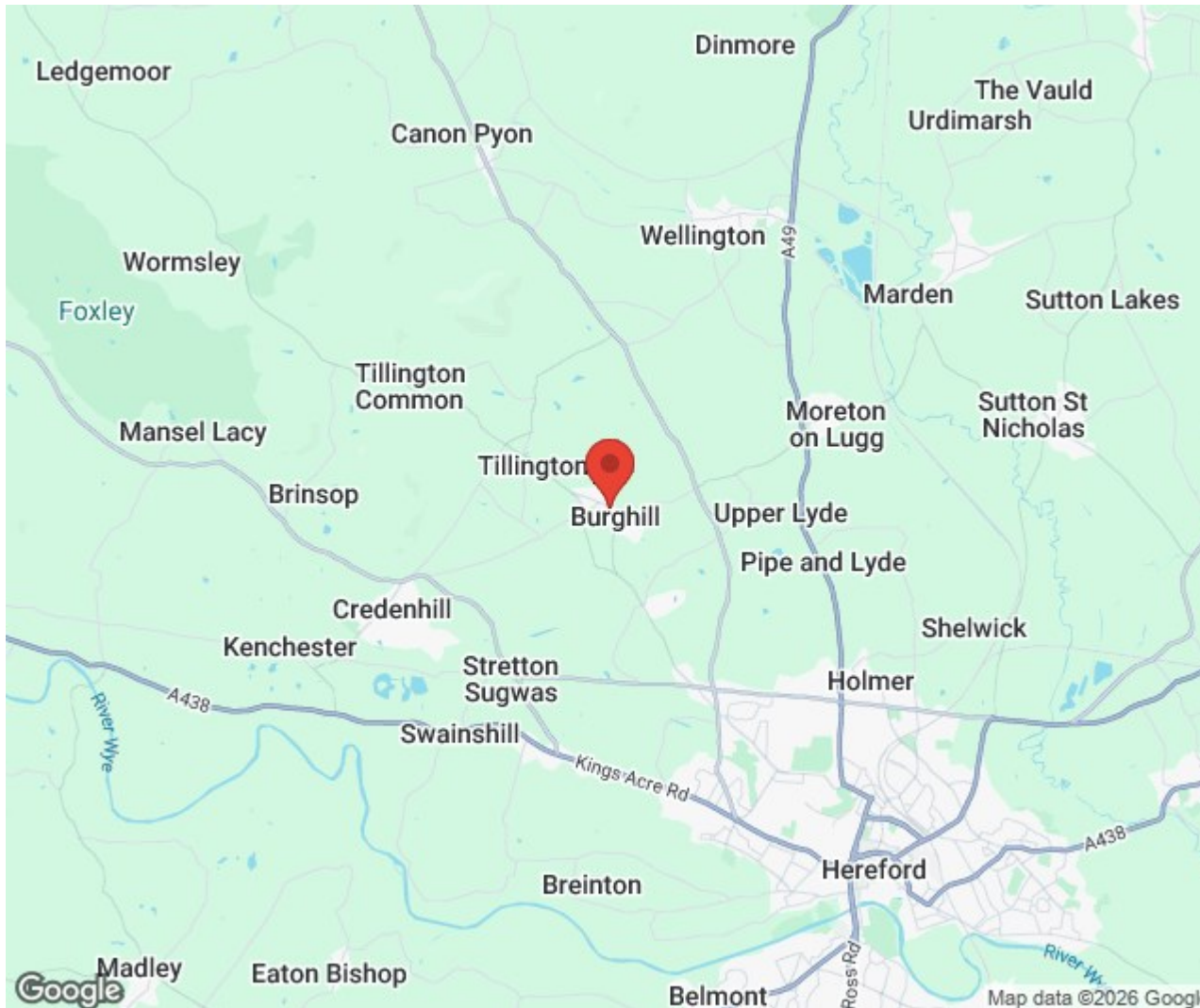


Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions

From Hereford City Centre, proceed west on the A438 (Whitecross Road) towards Brecon. Continue for approximately 2.5 miles to Swainshill crossroads, then turn right signposted to Burghill and Weobley. Follow the road into Burghill village, the land will be marked with the agents for sale board.



Hereford Office

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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.