



Graftonbury Court Building Plot Grafton Lane, Grafton, Hereford,
HR2 8BN



Sunderlands
Residential Rural Commercial



**Graftonbury Court Building Plot Grafton
Lane
Grafton
Hereford
HR2 8BN**

Summary of Features

- Building Plot with Planning Permission
- Planning Permission for detached 4 bed house
- Semi-rural location near to city
- Mature gardens
- The site may be suitable for two properties, subject to planning consent.

Offers Around £150,000

A freehold building plot with full planning consent for a detached home of approx. 2,319 sq. ft., set within the mature grounds of an old country house near Hereford. The approved plans provide spacious accommodation over two floors, including a reception hall, open-plan living/dining/kitchen area, utility, cloakroom, study, four bedrooms, two en suites, and a family bathroom. The plot includes surrounding gardens, parking, and a detached garage.

Services: Mains water, gas, and electricity available nearby.

Note: The site may be suitable for two properties, subject to planning consent.

Ideal for: Developers or self-build buyers seeking a rural yet accessible location.

Situation

Grafton is a small Hamlet lying just a mile from the outskirts of Hereford City. Main shopping is in Hereford centre, where there are leisure and educational facilities. The property is also well placed for access to Ross on Wye and Monmouth.

Services

We understand that mains water, gas and electricity are available nearby. There is a Management Company relating to charges in respect of the communal areas and services used.

Planning Permission

Planning Permission was granted on 9th August 2024 for three years under Application No. 231272. Full plans are available from our Offices.

Tenure:

The property is being sold freehold.

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

Leave the city south on the A49 and just after the Ambulance Station on the left hand side, take the right turn to Grafton Lane. Follow this for approximately ½ a mile, turning left into the entrance of Graftonbury Court, where the building plot will be seen immediately on the left hand side.

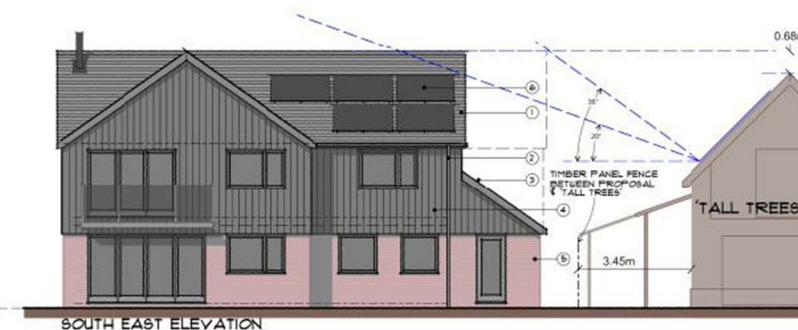




GROUND FLOOR PLAN
 AREA - 116 SQ. M - 1250 SQ. 'FT
 TOTAL FLOOR AREA - 215 SQ. M - 2319 SQ. 'FT

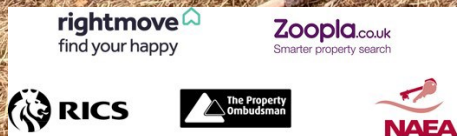


FIRST FLOOR PLAN
 AREA - 99 SQ. M - 1069 SQ. 'FT



- SCHEDULE OF MATERIALS**
- ① NATURAL SLATE ROOF
 - ② POWDER COATED RAINWATER GOODS
 - ③ POWDER COATED JOINERY
 - ④ VERTICAL TIMBER CLADDING
 - ⑤ FACED BRICK
 - ⑥ SOLAR PV PANELS

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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.