



Netherton Farm Harewood End, Hereford, HR2 8LA



Sunderlands
Residential Rural Commercial



**Netherton Farm Plot
Harewood End
Hereford
HR2 8LA**

Summary of Features

- Outline planning for the erection of two detached dwellings.
- Construction of new vehicular access and associated works.
- Village location
- Outstanding views across the countryside
- Conveniently located between Hereford and Ross On Wye

**Offers In The Region Of
£300,000**

Outline planning permission has been granted at Harewood End for the development of two residential properties, along with the creation of a new vehicular access and associated works. The site, currently agricultural land, is located adjacent to the A49 and just outside the centre of the village. Under the proposed plans, a single access point will be created at the northern end of the site, sweeping in from the A49 and branching off to serve each property. A public footpath lies just to the south of the site, while to the southwest, uninterrupted views stretch across open fields towards Orcop and Garway Hill, enhancing the rural setting of the development.

Location

Harewood End is an attractive rural village surrounded by beautiful Herefordshire countryside. The A49 Hereford to Ross road runs through the village and adjacent to the site providing ideal access to Hereford, Ross and the M50. Within the village there is a popular public house with restaurant and in the nearby villages of Wormelow, Much Birch and Peterstow there are facilities including shops with Post Office, primary school, car garage and cricket club. There is a regular bus service to Hereford, Ross and Monmouth.

Services

We understand mains water and electricity are not connected. It is believed these can be found in the road opposite the site. Buyers should make their own enquiries with the relevant authority. It is proposed that each house has its own private septic tank drainage, the cost of which to be borne by the buyer.

Planning details

More details of the scheme can be found via the agents offices or by visiting the Herefordshire Council website using application number P233706/O.

Local authority & public utilities

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

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.

Viewings

Viewing may take place on foot at any reasonable time during daylight hours using What3words ///frown.accented.hinders to find the access to the field. Park up near this gateway and head back towards the A49.

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

Method of sale

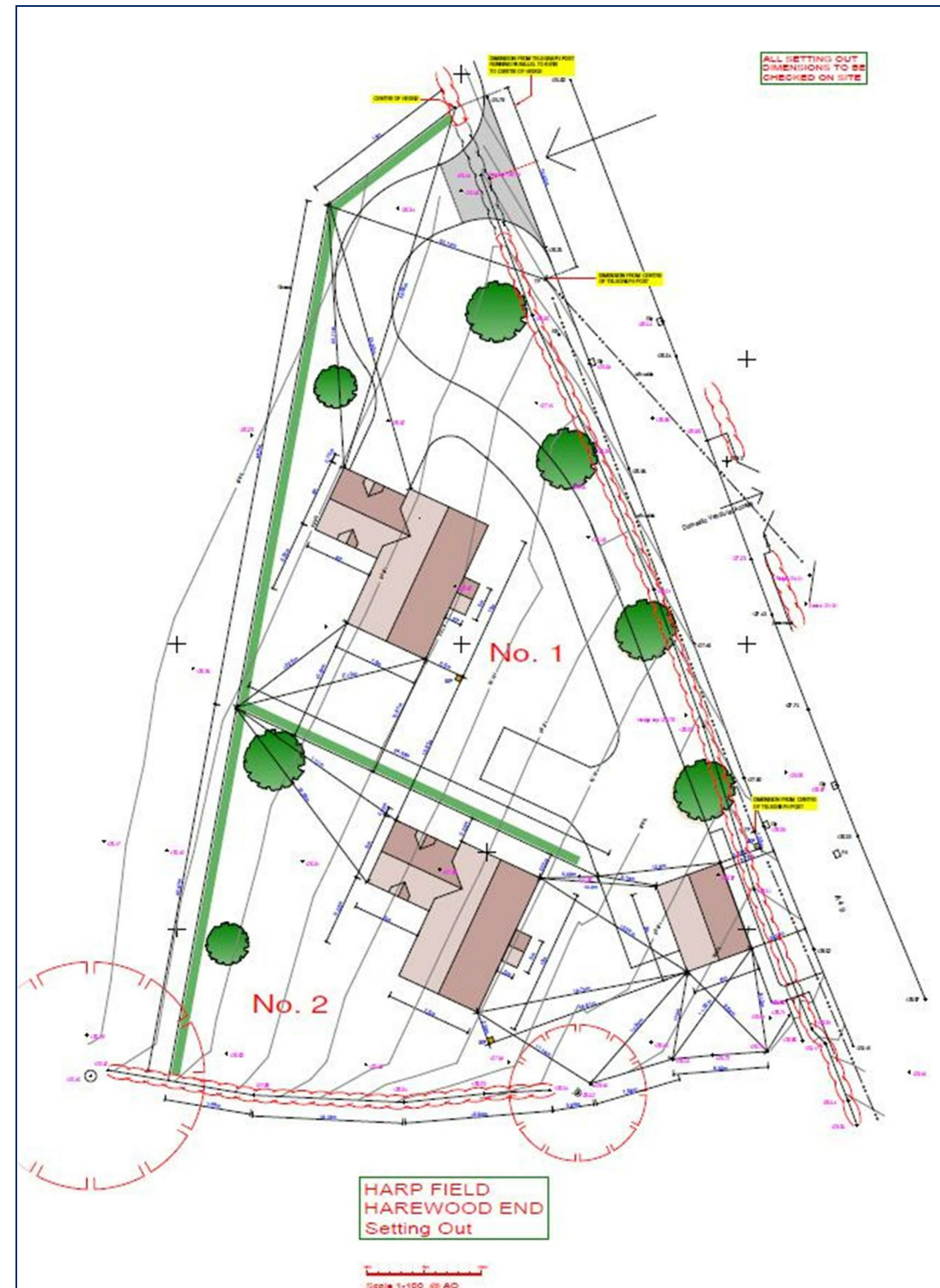
By private treaty.

Directions:

What3words: ///supposing.goodbye.nylon
Alternatively, navigate to postcode HR2 8JT and the site can be found (if travelling from Hereford), just as your approaching the village on the right hand side.

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.





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Hereford Branch

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Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

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Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

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.