

# BUILDING PLOT - YARPOLE

£225,000

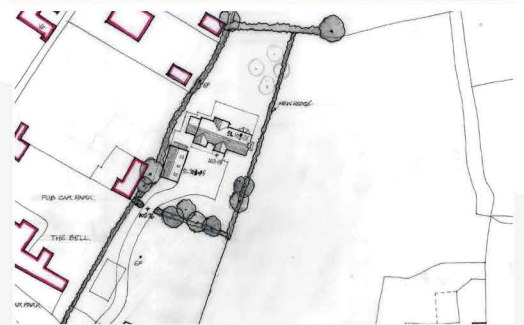


“A fantastic opportunity to build your own home in this desirable village”

Yarpole, Herefordshire

We are delighted to be able to offer a large building plot in the centre of the highly sought-after village of Yarpole with approval to build a substantial, character, 5-bedroom home.

- Large building plot
- Planning approval for 5 bedroom home
- Desirable village location
- Highly sought-after village



Planning approval has been granted to build a desirable, 5-bedroom, timber and render property to include a detached double garage, with adjacent garden storeroom and stairs leading to an above-garage loft space.

The approved property plans: the ground floor features a large hallway, open-plan kitchen/ dining/ living space, separate dining room, separate large sitting room with fireplace, utility room and cloakroom. Upstairs there is a large landing, 5 double bedrooms (3 en suite) and a family bathroom.

The land included in the plot has been shaded red on the slide.

Herefordshire planning application number: P191508/XA2

**Area:** This sociable village thrives with the church at its heart: a home to both the village shop and post office, which won the 2021 Regional Midlands Countryside Alliance Awards for best shop/ post office. And to top it off... the Gallery Café is only a short walk away from your doorstep – a great destination for an afternoon catch-up with friends and neighbours.

**Directions:** From Yarpole Village Hall, travel down Green Lane, passing The Bell public house on your left. Immediately after this, turn left into a gateway with double metal gates. The plot can be seen in front of you.



DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

