



BUILDING PLOT

The Hedgerow, Marden, HR1 3EY



In a highly sought after location, an outstanding opportunity to purchase a freehold building plot with detailed planning consent to create a very individual and attractive detached house which will offer nearly 3500 sq. ft of living and garage space, all set in a generous plot.

Guide Price Offers Over £250,000

Situation and description

The Hedgerow is a large building plot which, when built, will be one of a number of individual houses and cottages that form the small hamlet of Litmarsh. This small hamlet lies on a small country lane away from main roads but offers easy access to the nearby villages of Bodenham and Marden which offer a range of local facilities, with more extensive services at the market town of Leominster and at the cathedral city of Hereford.

Planning permission was originally granted for five individual properties in 2020 and four have already been completed on the site. (https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=201300&search-term=201300)

The Hedgerow is the largest plot and offers the opportunity to build a very individual and stylish property or adapt the current plans subject to approval.

In our view the plot offers an all to rare opportunity for private individuals or developers to create not only a comfortable home but to also make the most of this potential investment opportunity.

Proposed Accommodation

Three/Four bedrooms
Master bedroom with ensuite and dressing room
Large kitchen and separate utility
Ground and first floor living rooms
Mains electricity and water to the site

Services and Considerations

Mains electricity and water close by.
Drainage field at the rear approved.
Tenure Freehold
Viewing any reasonable time.

These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Directions

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From Hereford take the A49 towards Leominster and Shrewsbury and after 3 miles turn right into Moreton on Lugg village. Continue over the railway line and river bridge and after half a mile turn left towards Marden. On entering the village turn left towards Bodenham and continue for just over 2 miles into Litmarsh, where the property will be found on the left-hand side just before leaving the village.

