



# Development Site at Broad Oak

## Hereford, Herefordshire, HR2 8QZ

Two superb residential building plots within the beautiful hamlet of Broad Oak with planning consent for two detached village houses.

- Superb South Herefordshire location •
- Attractive situation and position within rural hamlet of Broad Oak •
- 3/4 bedroom & 4/5 bedroom detached dwellings consented with detached garages •
- Available for Sale as a whole by Private Treaty •



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Two development plots providing for the construction of modern, yet traditional styled dwellings, situated in the beautiful South Herefordshire hamlet of Broad Oak.

Broad Oak is well located between Monmouth & Hereford, a short distance from the beautiful Wye Valley towns of Ross-on-Wye and Monmouth.

Garway - 1.4 miles

Monmouth - 6.0 miles

Ross-on-Wye - 8.5 miles

Hereford - 13 miles

## Location & Situation

The proposed dwellings will enjoy an excellent accessible location within the hamlet of Broad Oak, with the village of Garway just over 1 miles away which has a range of local facilities and amenities, including Primary School, Recreation Ground, Post Office, recently constructed Village Hall and Public House.

More comprehensive facilities & amenities including retail and secondary education are situated at Ross-on-Wye, Monmouth or Hereford.

The new dwellings will front onto a quiet country lane opposite The Old Post Office and will fit neatly alongside four existing detached dwellings that have recently been constructed on the edge of the village.

A Location Plan is shown on the rear of the Brochure.



## Description

The site provides for two modern detached village houses, of an appealing traditional character and design. The dwellings have planning consent for detached garages with a double garage with Plot 1 & single garage with Plot 2.

The proposed elevation & floorplans of both dwellings are set out opposite, with the proposed accommodation set out over two floors.

The proposed ground floor accommodation includes a Utility Room, separate Cloakroom, Spacious Kitchen with Breakfast Area, Dining Room, Sitting Room with French doors/bi-fold doors to outside patio terrace, and with Plot 1 benefiting from an additional Family Room/Study. Both dwellings have a spacious Reception Hall with central staircase to the first-floor accommodation.

The first-floor accommodation is accessed via the staircase leading onto a central Landing providing access to the Principal Bedroom with En-Suite Shower Room and dressing area. Plot 1 benefits from three further first floor double Bedrooms, one with a further En-suite Shower Room, a Study/Fifth Bedroom and a separate family Bathroom/Shower Room. Plot 2 has similar accommodation however with 3 bedrooms plus Study/Fourth Bedroom.



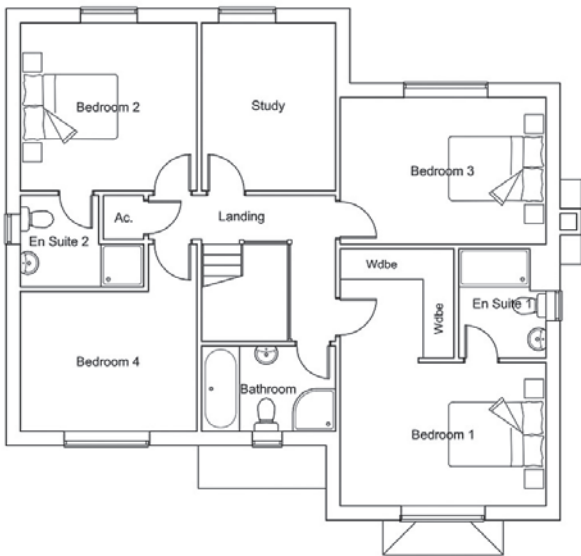
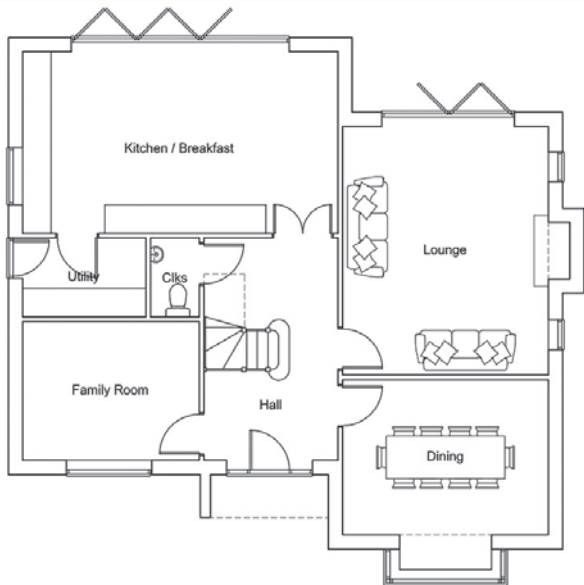
## Planning Information

Planning Consent was granted under Planning Application No. 191958, dated 29 June 2020, for the 'Erection of two residential dwellings (C3) with associated access and infrastructure'.

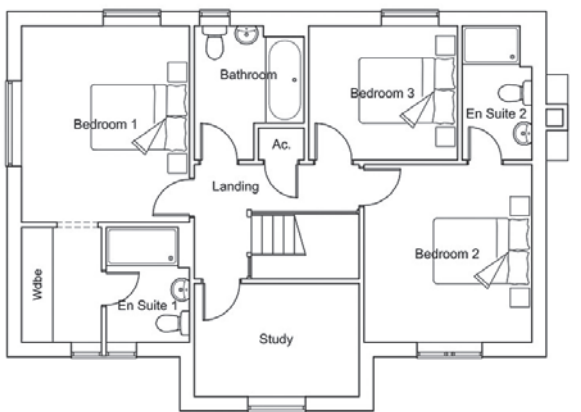
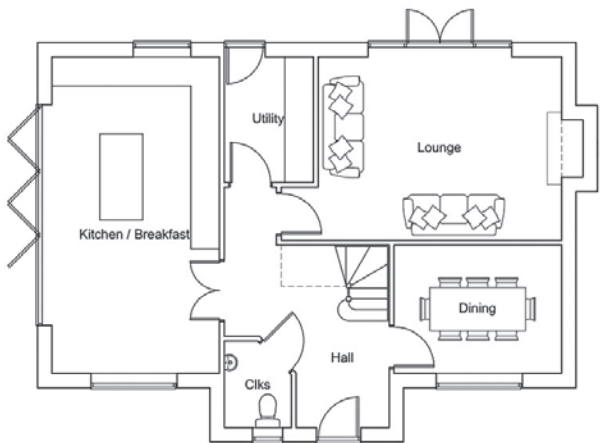
A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Herefordshire Council's website under the following link; [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191958&search-term=191958](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191958&search-term=191958).

Proposed Elevations & Floor Plans

Plot 1 - Floor Area 190 Sq. m (2,044 Sq. ft)



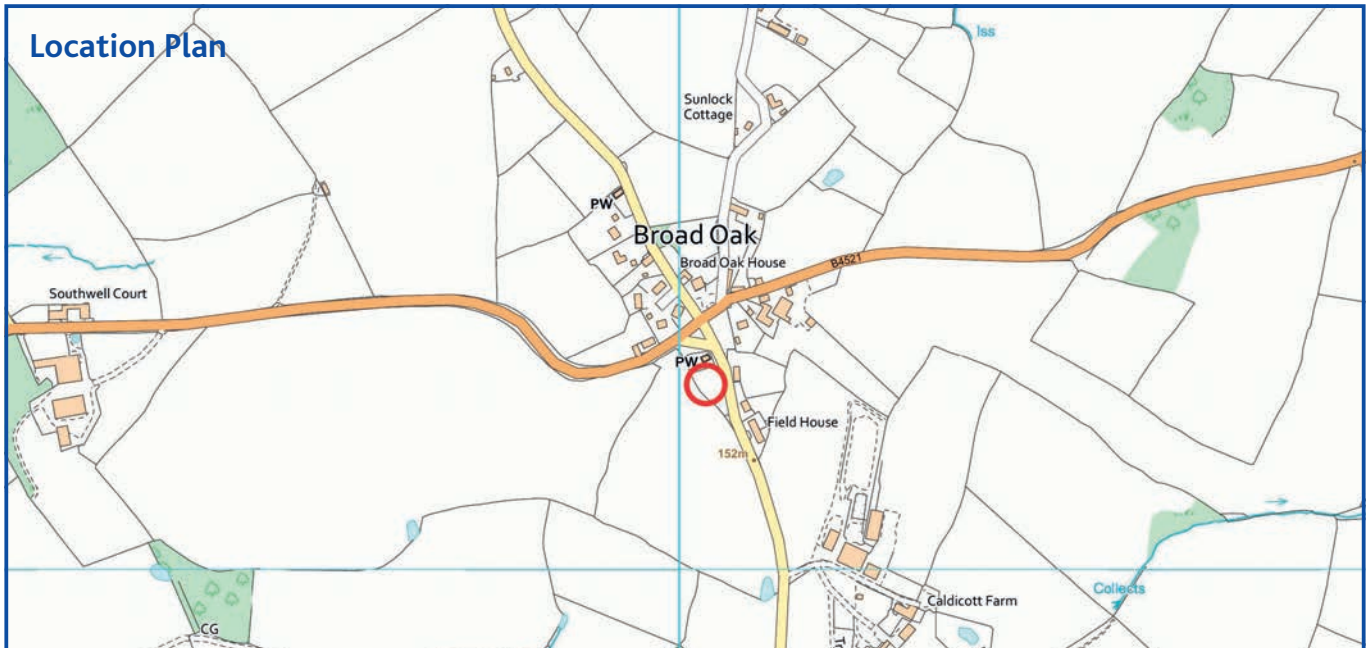
Plot 2 - Floor Area 146 Sq. m (1,571 Sq. ft)





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## Services

Electricity and mains water are available close by to connect to. Foul drainage will be to a shared private drainage system which has been approved as a drainage mound and the appropriate permits from the Environment Agency have been granted. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and the private drainage system.



## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way.

## Sale Method

The plots are available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

## Directions

The development site can be located a short distance south from the central crossroads in the hamlet of Broad Oak. Please see Location Plan above.



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