



Development Site adjacent to Brookside Whitchurch, Ross-on-Wye Herefordshire, HR9 6DJ

A very appealing village development site with existing outline planning consent for five detached village houses benefitting from an excellent position within Whitchurch Village

For Sale by Private Treaty



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Development Site adjacent to Brookside

Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DJ

Powells are instructed on behalf of the site owner to offer to the market the freehold interest of this exciting residential development opportunity.

The development site provides for outline planning consent for five detached, two storey dwellings. Offers are invited for a conditional sale subject to obtaining detailed planning consent for five detached premium village houses.

Location & Situation

Whitchurch Village is well located in South Herefordshire, benefitting from an excellent accessible location with direct access from the Village to the A40, which connects directly to the M5 via M50 and M4 via A449. Whitchurch sits within the beautiful Wye Valley region with the riverside towns of Ross-on-Wye and Monmouth, along with the Cathedral City of Hereford all being in close proximity.

Ross-on-Wye and Monmouth are highly regarded for their extensive range of local facilities, amenities, employment and educational establishments. The M50 easily accessible at Ross-on-Wye, providing a direct connection to the M5, and with the A40/A449 providing a direct connection to the M4 (J.24) to the south.

The development site is situated within the heart of the Village of Whitchurch which comprises a number of premium Village houses with extensive, mature gardens forming an attractive setting.

Description

The development site comprises an extensive site which has the benefit of its own private drive to be created to the side of Brookside House which will serve the development direct from Monmouth Road. There is also potential for a pedestrian access link direct to Llangrove Road. The freehold site is offered For Sale as per the sale plan shown on the front of these particulars.

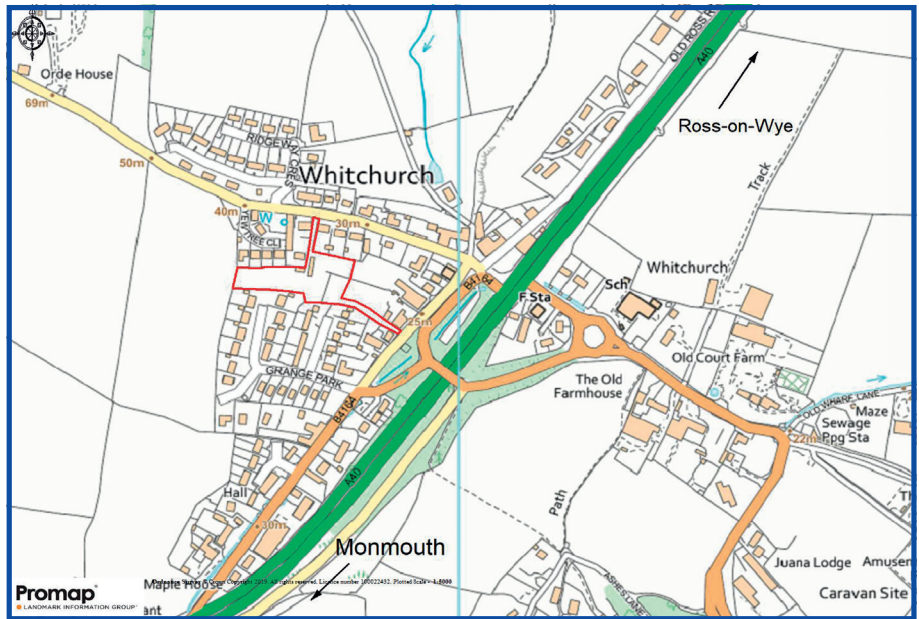
The total development site area shown on the sale plan extends to approximately 0.61 hectare (1.52 acres).

Planning Consent Details

Planning Consent was granted on 21st December 2018 by Herefordshire Council, under Planning Application No. 174346. A copy of the Planning Consent Decision Notice with attached planning conditions, along with the approved site indicative layout drawing is available from Powells.



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The outline planning consent permits for the erection of five detached, two storey dwellings. Each of the proposed dwellings is shown on the indicative plan approved with the outline planning consent as having a detached double garage (link attached for Plot 3).

Conditional Contract

Offers are invited on a conditional basis subject only to achieving Detailed Planning Consent for five residential dwellings. The Contract is anticipated to be for a 12-month period with the contractual provision to submit the Reserve Matters Planning Permission within three months from the date of exchanging of contracts.

Deposit

A non-refundable, yet deductible, 5% deposit, is anticipated to be payable on exchange of contracts.

Local Planning Authority

Herefordshire Council. Tel: 01432 260386.

Services

Mains services are located adjacent, or available in proximity, to the development site. All interested parties are to make, and rely, on their own enquiries in relation to the availability and development costs of connecting to any required services/utilities.

Wayleaves, Easements & Rights of Way

The land is sold subject to any existing wayleaves, easements, and rights of way, whether these are specifically referred to in these Particulars or not.

Sale Method

The site is offered for sale by Private Treaty.

Viewings

Strictly by appointment with the Selling Agents. No access to the site is permissible without an appointment.

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2019.