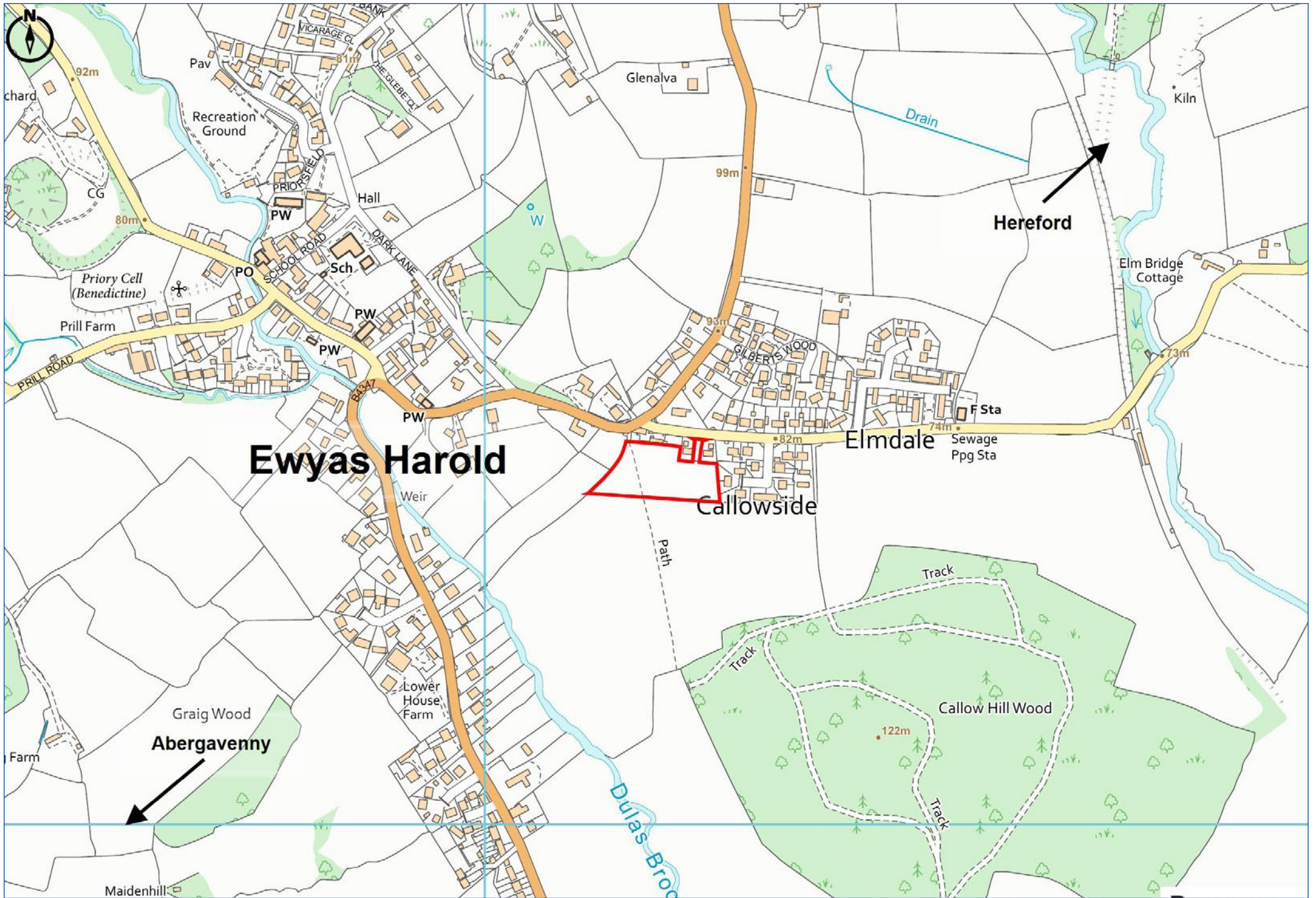




ELM GREEN ROAD DEVELOPMENT SITE

EWYAS HAROLD | HEREFORD | HEREFORDSHIRE





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ELM GREEN ROAD DEVELOPMENT SITE OFFERS A PREMIUM RURAL VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR THE CONSTRUCTION OF TEN HOUSES, COMPRISING OF FULL PLANNING CONSENT FOR FIVE DETACHED, FOUR SEMI-DETACHED AND ONE TERRACED UNIT, WHICH WILL ENJOY STUNNING COUNTRYSIDE VIEWS OVER BEAUTIFUL SOUTH HEREFORDSHIRE COUNTRYSIDE.

The development site forms a natural extension to the edge of the existing settlement of Ewyas Harold, with a layout and dwelling design that strongly compliments the existing settlement. With a mix of 3 No. four bedroom detached, 2 No. large two bedroom detached bungalows, 3 No. three bedroom semi-detached and 2 No. two bedroom semi-detached and terraced dwellings the planning consent provides for the multi-generational and family market, with strong demand for such rural housing having been recently experienced in South Herefordshire. The site provides a compact and easily developable site, with all dwellings set to benefit from generous plots sizes, which are anticipated to have strong appeal in the local market.

- Superb location within thriving Herefordshire Village •
- Prime Development Site with mains water connected and electricity services adjacent •
- Attractive setting within village settlement close to existing amenities •
- Direct connection from Ewyas Harold via B4347/A465 to Hereford & Abergavenny •
- Planning consent provides for 3 No. Detached Four Bedroom, 2 No. Detached Two Bedroom Bungalows, 3 No. Semi-Detached Three Bedroom & 2 No. Semi-Detached and Terraced Two Bedroom Dwellings •
- Direct access from Elm Green Road •
- No Affordable Housing Commuted Sum or Section 106 Contributions payable •
- Site Area – 1.98 (0.80 hectares) •

Residential Planning Consent comprises:

- 2 No. Two Bedroom Semi-Detached and Terraced Dwelling @ 74.8Sq. m (805 Sq. ft)**
 - 1 No. Three Bedroom Semi-Detached Dwelling @ 90.45Sq. m (973 Sq. ft)**
 - 2 No. Three Bedroom Semi-Detached Dwellings @ 92.15Sq. m (991 Sq. ft)**
 - 1 No. Four Bedroom Detached Dwelling @ 171 Sq. m (1,841 Sq. ft)**
 - 2 No. Four Bedroom Detached Dwellings @ 176 Sq. m (1,894 Sq. ft)**
 - 2 No. Two Bedroom Detached Bungalow Dwellings @ 102 Sq. m (1,098 Sq. ft)**
- (all sizes guide only based on architects confirmed measurements)

Hereford 12 miles • Abergavenny 13 miles • Monmouth 16.7 miles
Ross-on-Wye 18.8 miles • (All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Ewyas Harold Village is well located within the Golden Valley of Herefordshire benefitting from a beautiful location within rolling South Herefordshire countryside. The village of Ewyas Harold is well connected and accessible to the city of Hereford and the principal border towns of Monmouth, Ross-on-Wye and Abergavenny, all of which are highly regarded for their range of local facilities, amenities, employment and educational establishments. The A465 is less than a mile away at Pontrilas providing a direct connection to the city of Hereford to the north-east and the A438/A49 to the M50 and Abergavenny to the south-west and the A40/A4042 to the M4.

The development site is well situated on the eastern side of the village and enjoys far reaching views over open countryside to the south and west aspects. The development is adjacent to Elm Green Road which connects directly to the main village to the west via the B4347 and the Main Street. Ewyas Harold has a thriving village community with Primary School, Village Hall, St Michaels and All Angels Church, Public House (The Temple Bar Inn), Fish and Chip Shop, Butchers, Village Stores and Post Office.

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The development site forms a natural extension to the edge of the existing village, with a layout and dwelling design that strongly compliments the existing settlement. The proposed scheme has been carefully designed for a compact development site, yet with spacious sized plots, to appeal to the multi-generational and family market. The site benefits from the existing direct access to Elm Green Road. The approved Site Layout Plan is shown opposite being Drawing No. C-09C. There are 3 No. double garages for the detached four bedroom dwellings, to provide an enclosed garage per dwelling, with additional surface car parking spaces and double surface car parking spaces for the semi-detached dwellings and bungalows.

PLANNING CONSENT

The Planning Application Reference for the development site is 221273, dated 19th October 2022, which permits for the 'Proposed development of ten dwellings, garages and associated road and drainage infrastructure, hedgerow and tree planting and wildflower meadow'. The proposed Elevation & Floorplans are displayed within this Brochure. For a copy of the Planning Information Pack that has been prepared please contact Powells.



Ewyas Harold Primary School



St Michael's and All Angels Church



Ewyas Harold Village Stores

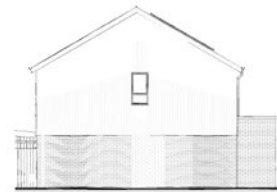
SITE PLAN



PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS - PLOTS 1,2,3,4 & 5



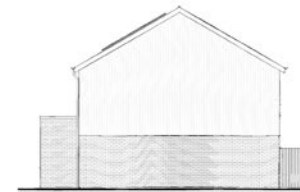
P1,2,3 Southern elevation
1 : 100



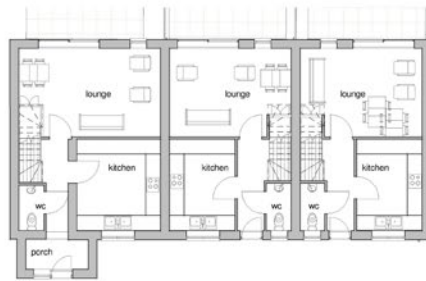
P1,2,3 Western elevation
1 : 100



P1,2,3 Northern elevation
1 : 100



P1,2,3 Eastern elevation
1 : 100



P1,2,3 Ground floor plan
1 : 100



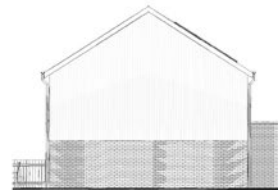
P1,2,3 First floor plan
1 : 100



Plots 1-3 visual
1 : 1



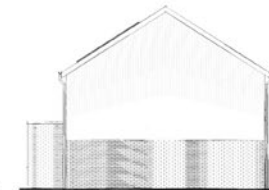
P4&5 Southern elevation
1 : 100



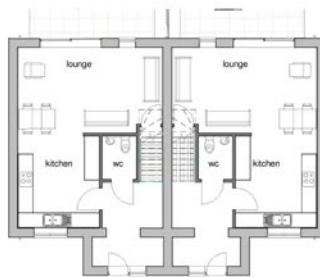
P4,5 Western elevation
1 : 100



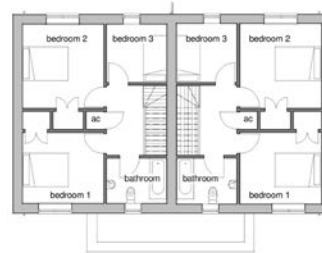
P4,5 Northern elevation
1 : 100



P4,5 Eastern elevation
1 : 100



P4&5 Ground floor plan
1 : 100



P4&5 First floor plan
1 : 100

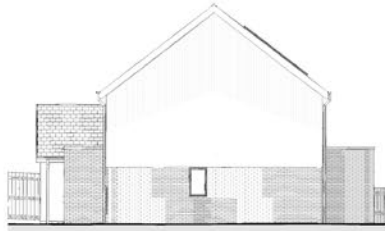


Plots 4&5 visual
1 : 1

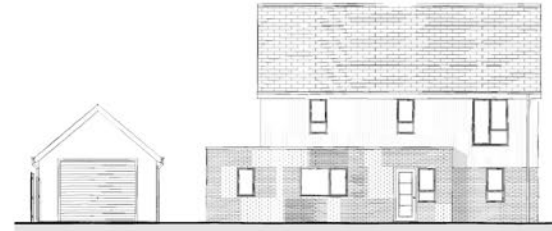
PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS - PLOT 6



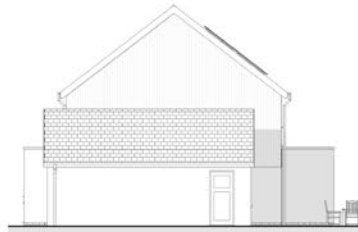
P6 Southern elevation
1 : 100



P6 Western elevation
1 : 100



P6 Northern elevation
1 : 100



P6 Western elevation garage
1 : 100



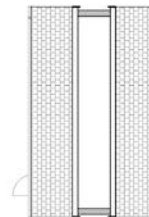
P6 Eastern elevation
1 : 100



P6 Ground floor plan
1 : 100



P6 First floor plan
1 : 100



P6 Eastern elevation garage
1 : 100

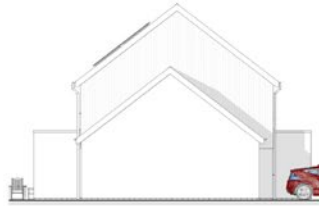


Plot 6 visual
1 : 1

PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS - PLOTS 7 & 8



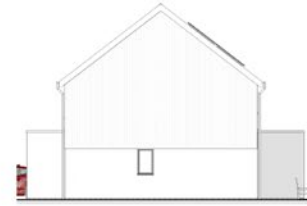
P7 Northern elevation
1 : 100



P7 Eastern elevation
1 : 100



P7 Southern elevation
1 : 100



P7 Western elevation
1 : 100



Plot 7 visual
1 : 1



P7 Ground floor plan
1 : 100



P7 First floor plan
1 : 100



Plot 8- entrance to site
1 : 1



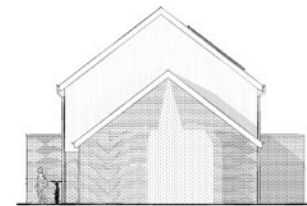
P8 Northern elevation
1 : 100



P8 Eastern elevation
1 : 100



P8 Southern elevation
1 : 100



P8 Western elevation
1 : 100



Plot 8 visual
1 : 1



P8 Ground floor plan
1 : 100

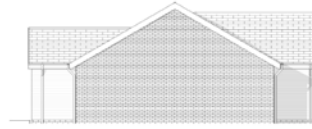


P8 First floor plan
1 : 100

PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS - PLOTS 9 & 10



P9 Western elevation
1 : 100



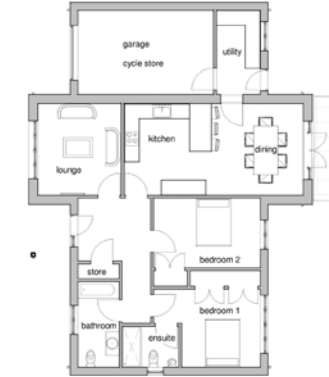
P9 Northern elevation
1 : 100



P9 Eastern elevation
1 : 100



P9 Southern elevation
1 : 100



P9 Ground floor plan
1 : 100



P10 Western elevation
1 : 100



P10 Northern elevation
1 : 100



P10 Eastern elevation
1 : 100



P10 Southern elevation
1 : 100



P10 Ground floor plan
1 : 100



KEY INFORMATION

Services: There is Mains Water on site and Mains Electricity poles within the site area. Foul drainage will be to the Mains Sewer. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The site is sold subject to all existing Wayleaves & Easements that may exist at the date of sale.

Sale Method: Elm Green Road Development Site is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

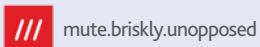
Right of Way: The Vendor will retain a Right of Access, at all times and for all purposes, transferable to any other party, which will be a minimum of 4 metres wide over the entrance from Elm Green Road to a double field gateway to their retained land. A Plan is available showing this Right of Access shaded in blue.

Overage Provision: An Overage Provision will be included in the Sale Contract which captures 30% of any uplift in value provided by any planning consent granted for additional residential units granted upon the Development Site. This does not affect any amendments made to the existing ten dwellings. This will run for 30 years.

Local Planning Authority: Herefordshire Council. Telephone: 01432 260000.

Viewings: Interested parties are welcome to view the site at any time during daylight hours with a copy of this Brochure. Please formally express any interest in the site by email to enquiries@powellsrural.co.uk

Directions: From Hereford take the A465 in the direction of Abergavenny for 10.9 miles. At Pontrilas turn right onto Pontrilas Road B4347. Proceed for approximately 1 mile entering Ewyas Harold. Continue round the bend to the right for approximately 0.2 miles. Turn right onto Elm Green Road. The Development Site is located immediately on the right-hand side to the rear the of Trappe Cottage, Mercia and Ambleside.



Planning Consent: The Planning Consent secured upon the Development Site has been achieved by Collins Design & Build.

Technical design & architectural work undertaken by Collins Design & Build.

Telephone 01981 240682 | www.collinsdb.co.uk



Powells Chartered Surveyors Land & Estate Agents

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Monmouth

NP25 5JA

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