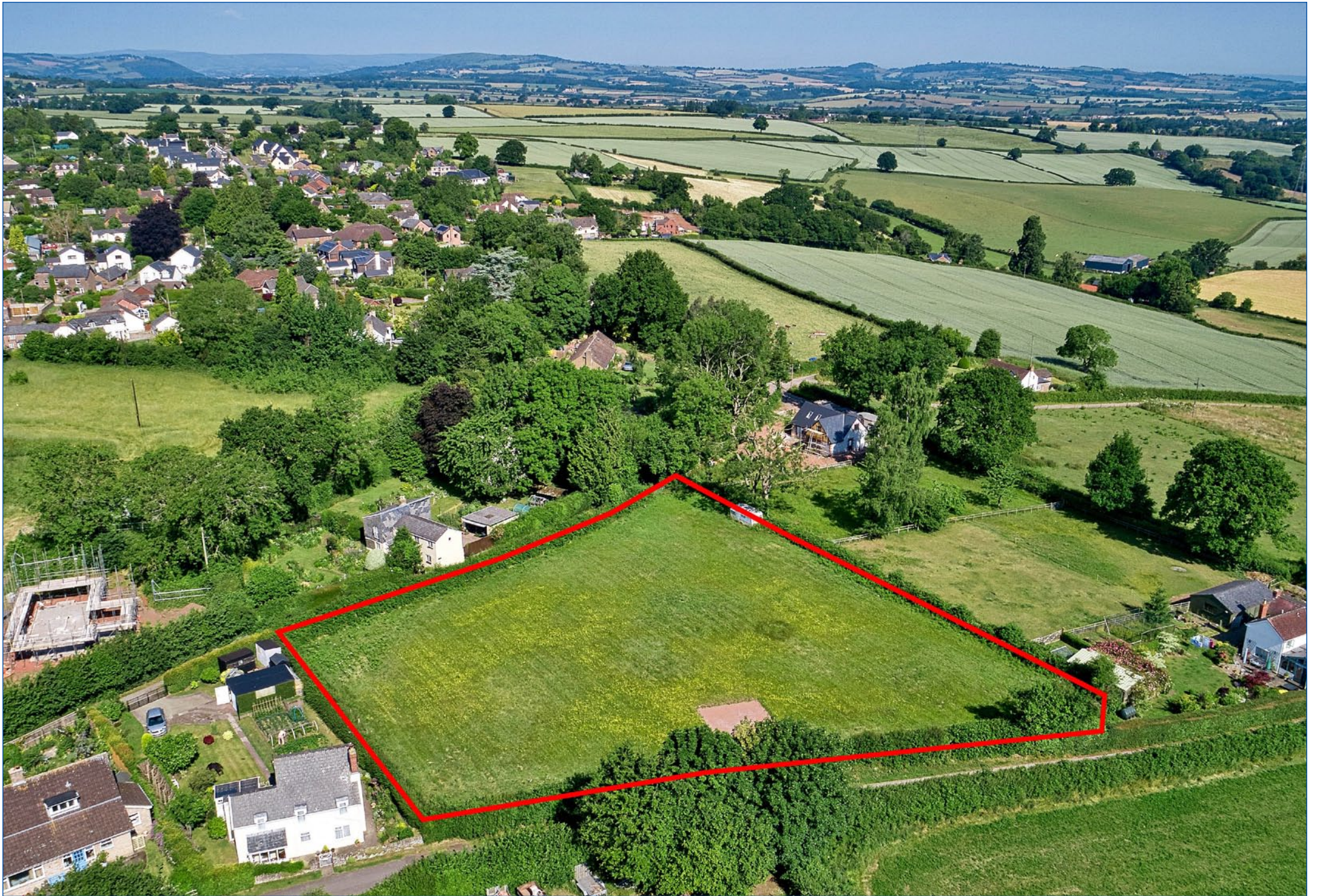




GROVE CLOSE DEVELOPMENT SITE

LLANGROVE | ROSS-ON-WYE | HEREFORDSHIRE







GROVE CLOSE DEVELOPMENT SITE

LLANGROVE | ROSS-ON-WYE | HEREFORDSHIRE | HR9 6EW

GROVE CLOSE DEVELOPMENT SITE OFFERS A PREMIUM RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY COMPRISING OF FULL PLANNING CONSENT FOR THE CONSTRUCTION OF FIVE DETACHED DWELLINGS OF EXCELLENT DESIGN AND CHARACTER, SITUATED IN THE BEAUTIFUL SOUTH HEREFORDSHIRE VILLAGE OF LLANGROVE.

The development site forms a natural edge of village site adjacent to the settlement of Llangrove, with beautiful views to the north, and within short walking distance of the key village amenities including Primary School & Village Hall. Full planning consent has been granted for 3 No. three-bedroom detached dormer bungalows and 2 No. three bedroom large, detached bungalows, which are anticipated to have strong appeal in the local market.

- Superb development site within beautiful South Herefordshire Village close to Ross-on-Wye & Monmouth •
- Direct connection from Llangrove village to A40 between Ross-on-Wye and Monmouth •
- Compact & easily developable site with mains services close by and mains foul drainage on-site •
- Attractive setting within village settlement close to existing amenities •
- Planning consent provides for 3 No. Detached Three-Bedroom Dormer Bungalows & 2 No. Three-Bedroom Detached Bungalows •
 - Spacious plots with driveways & garages to serve each dwelling •
 - Direct access from Grove Farm Road •
- No affordable Housing Commuted Sum or Section 106/CIL Contributions payable •
 - Site Area – approximately 1 acre (0.40 hectare) •

Monmouth 6.5 miles • Ross-on-Wye 7.0 miles • M50 8.0 miles
 Hereford 16.5 miles • M4 (J.24) 25.5 miles
 (all distances are approximate)



These particulars, photographs and plans are intended as a guide and for indicative purposes only and must not be relied upon as a statement of fact or to be visually correct. Your attention is drawn to the Important Notice at the end of the brochure.

LOCATION & SITUATION

Llangrove Village is well located in south Herefordshire, benefitting from an excellent location with rolling south Herefordshire countryside wrapping around the village settlement. The village of Llangrove is well connected and accessible to the Wye Valley towns of Ross-on-Wye and Monmouth, and within easy reach of the Cathedral City of Hereford.

Ross-on-Wye and Monmouth are highly regarded for their extensive range of local facilities, amenities, employment and educational establishments. There are a number of renowned restaurants run by leading chefs close by in Monmouthshire and extensive leisure, recreational and historical attractions in the region, particularly along the Wye Valley.

The main village road connects directly to the A40 at Whitchurch leading to the M50 or M4. The M50 is easily accessible at Ross-on-Wye and provides a direct connection to the M5 (J.8), with the A40/A449 providing a direct connection to the M4 (J.24) to the south.

The development site is well situated on the edge of the existing settlement and enjoys an attractive edge of village position. The proposed dwellings are set out in a spacious circular close, referred to for marketing purposes as Grove Close, with good sized gardens to provide attractive green space around each of the dwellings making them highly desirable to future occupiers.

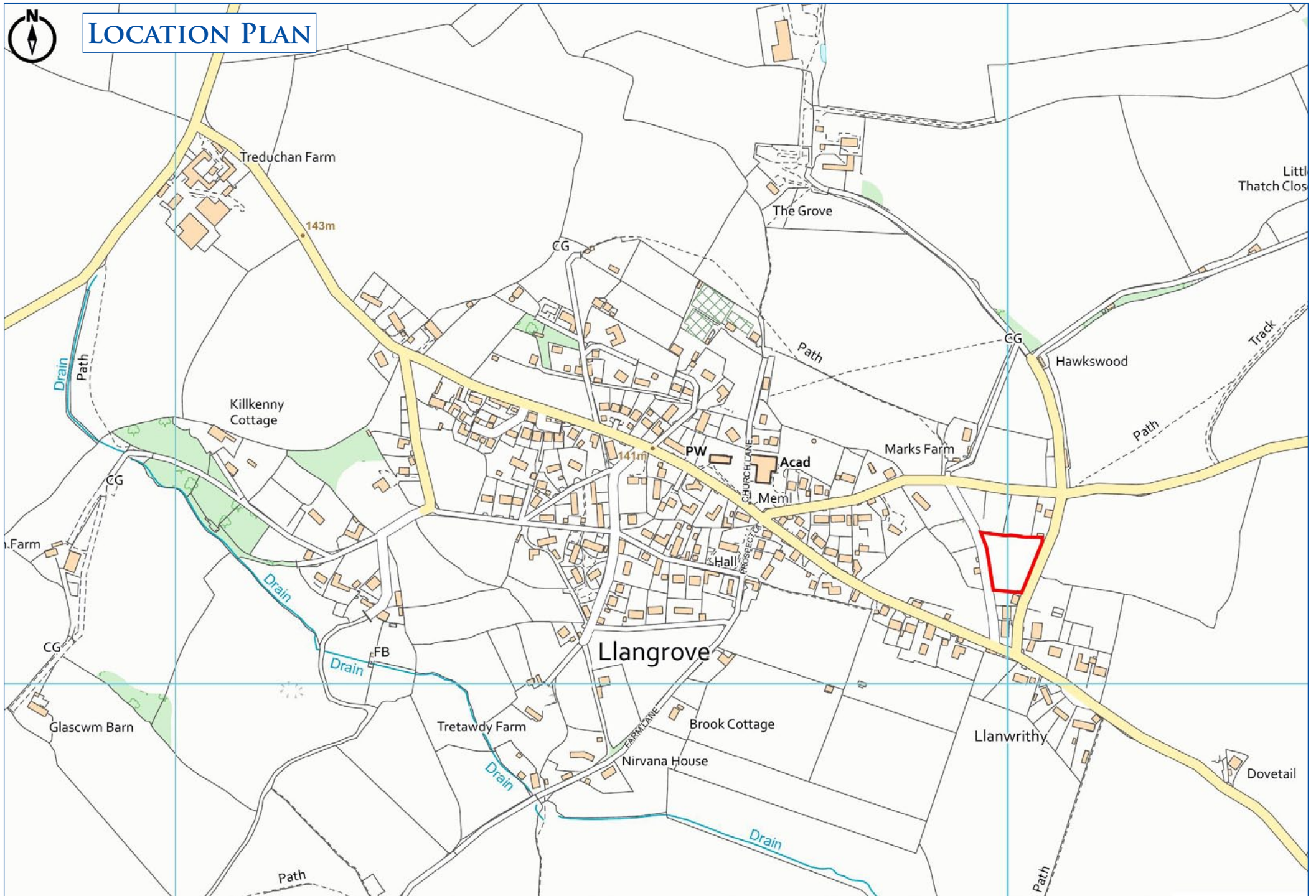
A quiet green lane via a back lane providing easy pedestrian access to the core village hub. The Village Hall & Recreation Ground, Church, The Royal Arms Public House and Llangrove Primary School are all situated a short walking distance away in the centre of the village. Llangrove has a vibrant village community with a number of local community and social groups that regularly meet at the Village Hall.

For further information visit the village website www.llangrove.org.uk





LOCATION PLAN



GROVE CLOSE DEVELOPMENT SITE

The development site forms a natural edge of village development which respects the existing village character, with a proposed dwelling design that strongly compliments the requirement for new housing suitable for young families or an older demographic. The planning permission provides for 5 No. superb, detached dwellings with a housing mix of dormer bungalows and bungalows that are anticipated to be highly sought after in the local market.

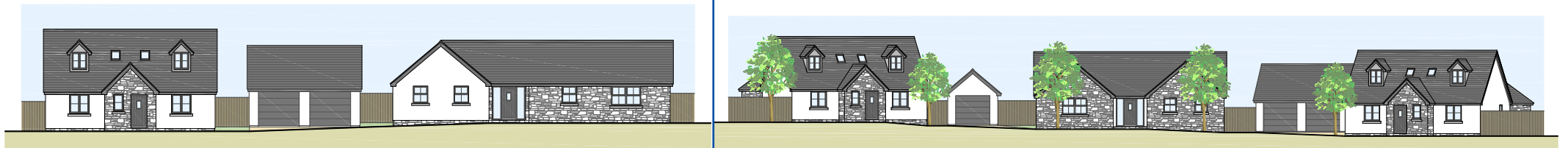
The proposed scheme has been carefully designed to provide for a well laid out site, with spacious sized rear gardens to each plot, and all with private driveway parking and the benefit of a single garage. The site benefits from direct access from a quiet country lane and extensive layout to align with the existing village character.

PLANNING CONSENT

Permission in Principle Planning Permission for residential development for 4-5 dwellings and associated works was granted under Planning Reference No. 212526, dated 22nd September 2021. Planning Permission for the Technical Detail Consent (TDC) approval for 'proposed erection of five dwellings (2 x 3-bed bungalows and 3 x 3-bed dormer bungalows) was granted under Planning Reference No. 220040. The approved Site Layout Plan is shown opposite. The proposed Elevation & Floorplans which have been approved are displayed within this Brochure. For a copy of the TDC Planning Permission Decision Notice please contact Powells or download directly from the Herefordshire Council Planning Portal.

Residential Planning Consent comprises ;

3 No. Three Bedroom Dormer Bungalow @ 143 Sq. m (1,539 Sq. ft) per dwelling
1 No. Three Bedroom Bungalow @ 126 Sq. m (1,356 Sq. ft) per dwelling (plot 2)
1 No. Three Bedroom Bungalow @ 127 Sq. m (1,366 Sq. ft) per dwelling (plot 3)
(all sizes guide only based on architects confirmed measurements)



Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

SITE PLAN

Indicative location of new dwellings, app ref. P172905/F

New pedestrian access from lane through adjacent development

New 2m wide pedestrian access onto lane

Ivy Cottage

Existing hedgerow removed to create new pedestrian access to be replanted to block up existing gateway

The Elms

Existing hedgerow to be cut back and replanted to achieve required visibility splays

Line of Existing Sewer & Easment

Fairfield

Key

1	Proposed site entrance
2	Refuse collection point
3	Permeable block paving
4	1.8m high close boarded timber fence
5	1.2m high post and wire fence with planting
6	Areas of soft landscaping
7	Turfed rear gardens
8	New appropriate locally native tree planting
9	Existing trees to be retained
10	Existing hedgerows to be retained
11	Existing public right of way



PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOTS 1, 2 & 3



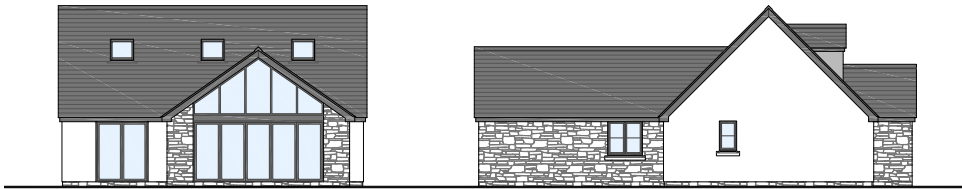
Front Elevation

Side Elevation



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

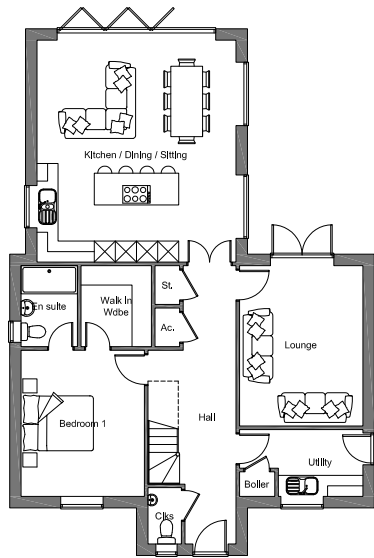


Rear Elevation

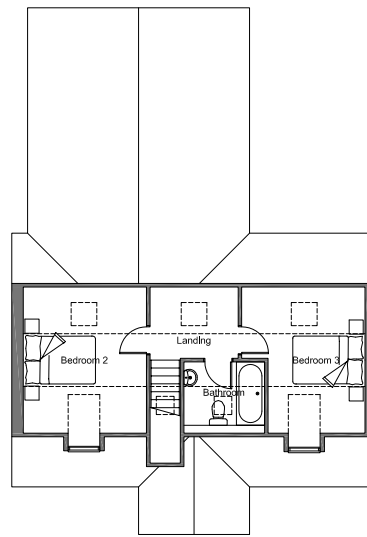
Side Elevation

PLOT 1 & 3

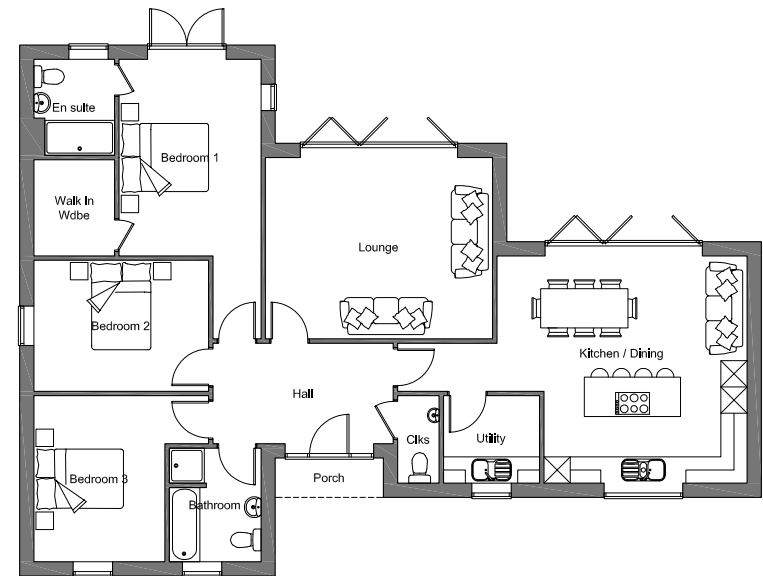
PLOT 2



Ground Floor



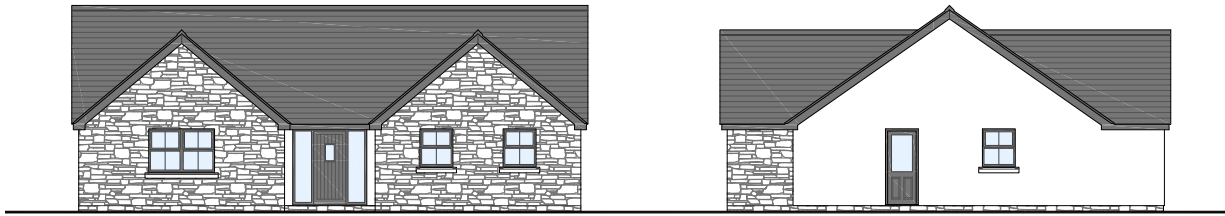
First Floor



PLOT 2

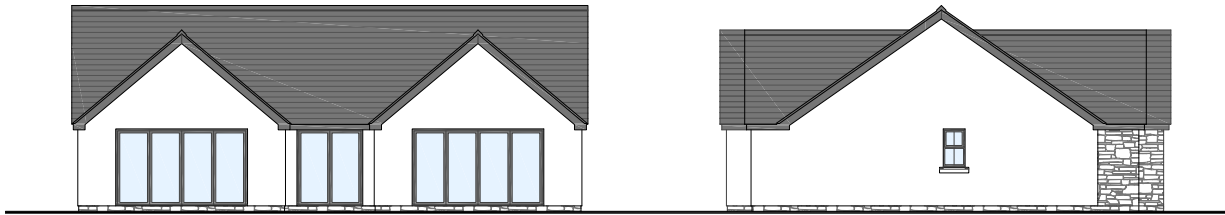
PLOT 1 & 3

PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOT 4



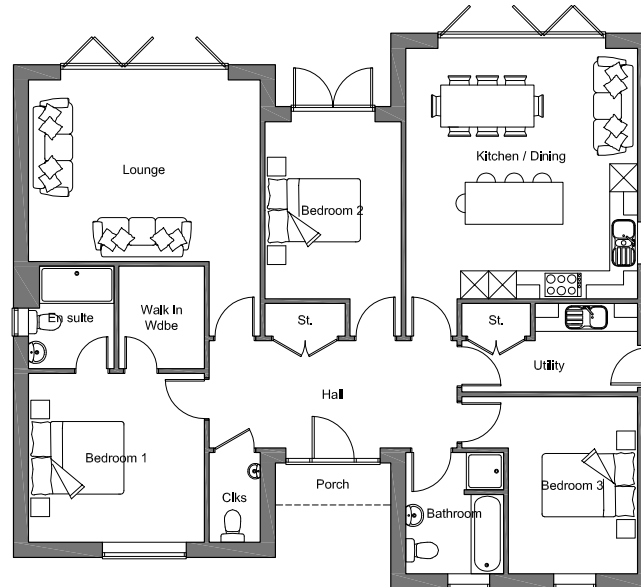
Front Elevation

Side Elevation

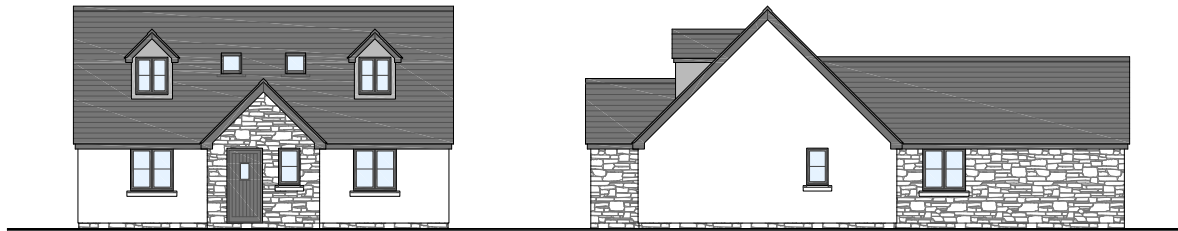


Rear Elevation

Side Elevation

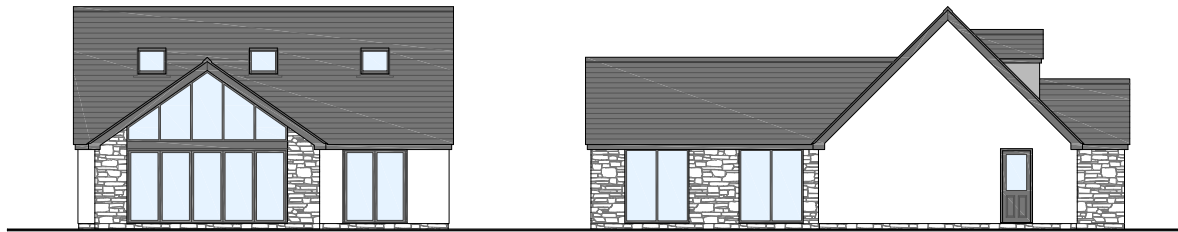


PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS – PLOT 5



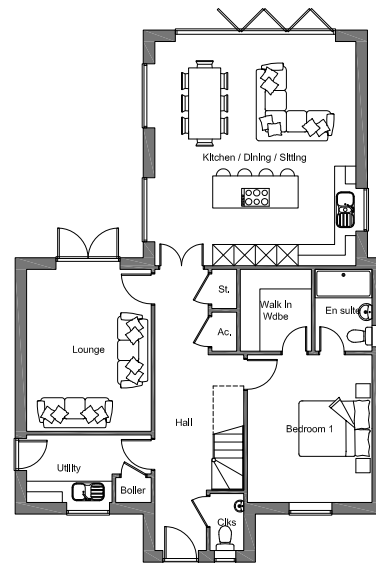
Front Elevation

Side Elevation

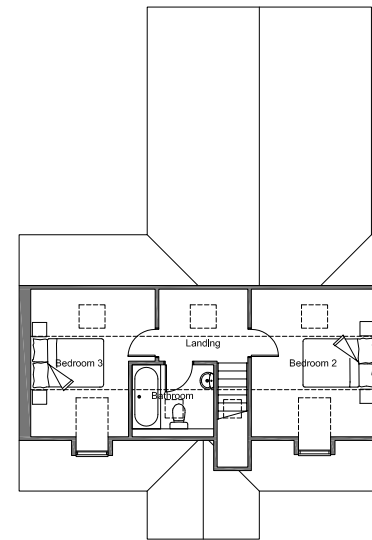


Rear Elevation

Side Elevation



Ground Floor



First Floor

KEY INFORMATION

Services: Electricity & Mains Water are available adjacent or close to the site to connect to. A mains foul drainage sewer crosses the development site to provide for a foul drainage connection. Any interested parties are to make, and rely upon, their own enquiries in respect of the availability and connection of any services/utilities to the site.

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

Overage Provision: An existing overage provision is in place for this site. The vendor will pay the existing overage sum triggered under the current consent upon the sale of the site. Additional overage payments may be triggered upon any variation or amendment to the current planning permission secured if deemed there is an uplift in the Market Value of the site. The overage provision captures 50% of any uplift in value provided by any commercial or residential planning consents. The overage runs until 2044.

Sale Method: Llangrove 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.

Declaration of Interest under Estate Agents Act (1979): The Vendors of this property are Directors of the appointed selling agents, Powells, and therefore connected parties within the meaning of the Estate Agents Act and this declaration to that effect is hereby made in accordance with Section 21 of that Act.

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. Off road parking is available in front of the main entrance gates.

Directions: From the A40 at Whitchurch proceed north on Llangrove Road until reaching the village of Llangrove. Upon entering the village take the first lane on your right, on the corner of Mapps Pool House / Bryn Elm, and the development site can be found after a short distance on the left-hand side.

Planning Consent: The planning consent secured upon this development site has been achieved by the Powells Planning & Development Promotion Team. Telephone 01600 714140
www.powellsrural.co.uk/planning&developmentpromotion

Technical design & architectural work undertaken by Urban Aspects.
Telephone 01242 806170 | www.urbanaspects.co.uk



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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars prepared July 2022

