



# Development Site at Kentrev Nursery

## Llangrove, Ross-on-Wye

## Herefordshire, HR9 6EZ

A very appealing edge of village development site with detailed planning consent for three detached excellent village houses set to benefit from stunning views over open countryside.

- Superb South Herefordshire location • Attractive situation and position on edge of Llangrove village •
- Three 4 bedroom detached village houses consented with detached double garages •
- Available for Sale by Private Treaty •
- Potential for fourth plot or larger gardens (STP) •



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**Three development plots providing for the construction of modern, yet traditional styled, dwellings situated on the edge of the beautiful South Herefordshire village of Llangrove.**

Llangrove is well located in South Herefordshire, a short distance from the picturesque Wye Valley towns of Ross-on-Wye and Monmouth.

**Monmouth - 6.5 miles**  
**Ross-on-Wye - 7.0 miles**  
**M50 - 8.0 miles**  
**Hereford - 16.5 miles**

## 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 Riverside 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 and local facilities, amenities, employment, and educational establishments. The M50 is 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 on the northern fringe of the village. The site is accessed via Church Lane, adjacent to the Village Primary School. The proposed dwellings will benefit from a superb situation and position with far reaching views over beautiful open countryside.

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



## Description

The site provides for three modern detached village houses, of an appealing traditional character and design. The dwellings will have the benefit of double detached garages and plentiful parking.

The proposed elevation & floorplans of all three 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 off Reception Hall, Spacious Kitchen with open plan Dining Area & bi-fold doors to outdoor patio terrace, Sitting Room (open plan with Plot 1) with French doors/bi-fold doors and Family Room / additional Reception Room and Study. All three dwellings have a spacious Reception Hall with central staircase to the first-floor accommodation.

The first-floor accommodation accessed via the staircase leads onto a central Landing providing access to the Principal Bedroom with En-Suite Shower Room (Plot 1 Bath & Shower in En-suite). There are three further double Bedrooms one with a further En-suite Shower Room and a separate family Bathroom.



## Planning Information

Planning Consent was granted under Planning Application No. 200020, dated 1st April 2020, for the 'Demolition of Existing Commercial Greenhouses and the Construction of Three Residential Dwellings (C3) along with Associated 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=200020&search-term=200020](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=200020&search-term=200020)

Proposed Elevation & Floorplans

Plot 1



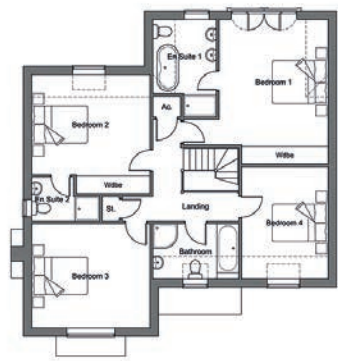
Front Elevation



Rear Elevation



Ground Floor



First Floor

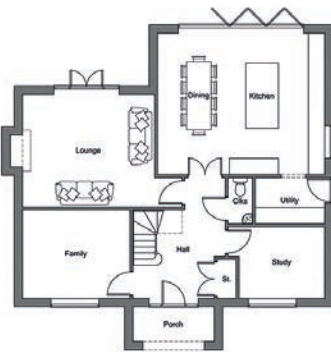
Plot 2



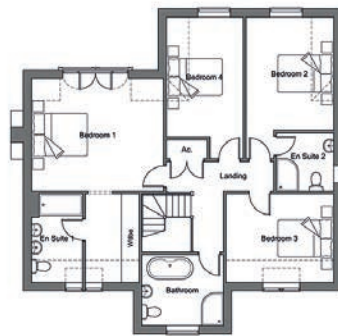
Front Elevation



Rear Elevation



Ground Floor



First Floor

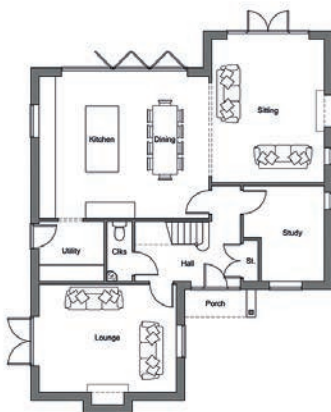
Plot 3



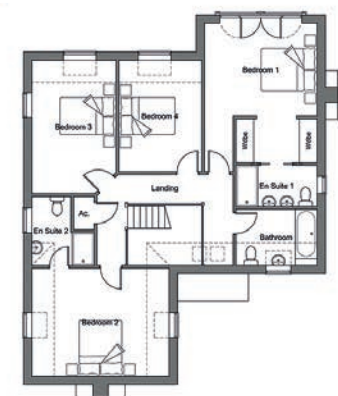
Front Elevation



Rear Elevation



Ground Floor

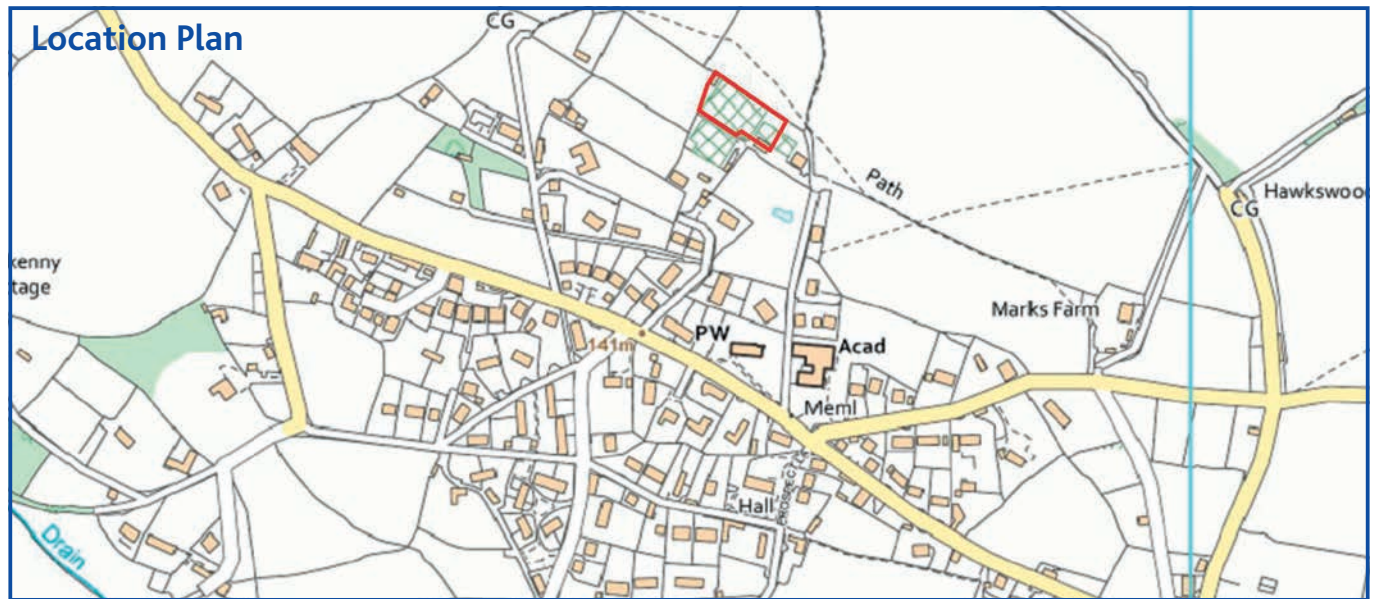


First Floor



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## Services

Mains services are located adjacent, or available in close proximity to the Development Site. All interested parties are to make, and rely upon their own enquiries, in relation to the availability and connection costs of connecting to any of the required services. The dwellings are intended to connect to Mains Drainage.

## Overage

The area of land shown with a white background and labelled 'Existing Greenhouses' will be subject to an overage agreement for a period of 25 years from the date of sale for the uplift in value provided by any planning permission granted for any residential dwelling(s) constructed upon this area. The overage percentage is 50% of the uplift in value provided by the planning permission(s). This does not include the area being used as residential curtilage for any dwelling situated outside of the white area.

## 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

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

## Directions

Within the Village of Llangrove, Church Lane can be found adjacent to the west of Llangrove Primary School. Proceed along Church Lane and Kentrev Nursery Site can be found on the left-hand side. Please see Location Plan above.



 **POWELLS**  
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