

# Development Site at Llancloudy

## Meredith Farm, Llancloudy

### Hereford, HR2 8QR

A superb development site on the edge of the beautiful hamlet of Llancloudy with planning consent for 2 No. detached houses & 2 No. detached bungalows also including a new highways access.

- Superb South Herefordshire location •
- Attractive situation and position on edge of rural hamlet of Llancloudy •
- 4 bedroom & 3 bedroom detached two storey houses with double garages •
- 3 bedroom & 2 bedroom detached bungalows with single garages •



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**Four development plots providing for the construction of modern, yet traditional styled dwellings, situated on the edge of the beautiful South Herefordshire hamlet of Llancloudy, and with superb views over open countryside.**

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

**Llangrove - 4 miles**  
**Monmouth - 6 miles**  
**Ross-on-Wye - 8 miles**  
**Hereford - 12 miles**

## Location & Situation

The proposed dwellings will enjoy an excellent accessible location on the edge of the hamlet of Llancloudy, with a new access proposed directly off the A466 Monmouth to Hereford Road.

A Location Plan is shown on the rear cover.

The site benefits from a gently elevated position which will allow the new dwellings to enjoy beautiful open countryside views to the eastern aspect.

The village of Llangrove is located approximately 4 miles away which has a good range of local facilities and amenities, including Primary School, Village Hall, Recreation Area, and Public House.

More comprehensive retail and leisure facilities along with secondary education are situated at Monmouth, Ross-on-Wye or Hereford.



## Description

The site provides for four modern detached village dwellings, of an appealing traditional character and design, and the split between houses & bungalows provides for a good housing mix.

1 No. four bedroom house & 1 No. three bedroom house are approved which form Plots 1 & 2 on the Site Plan with 1 No. three bedroom bungalow and 1 No. two bedroom Bungalow forming Plots 3 & 4 approved.

The No. 2 two storey houses have planning consent for detached double garages, with both of the detached bungalows benefiting from detached single garages.

The proposed elevation & floorplans of the dwellings are set out opposite.

Once a sale is agreed the boundaries of the site are to be surveyed and marked out on site as per the Site Plan on the front cover. The Vendor will retain the freehold of the access road to their adjacent camping site.



## Planning Information

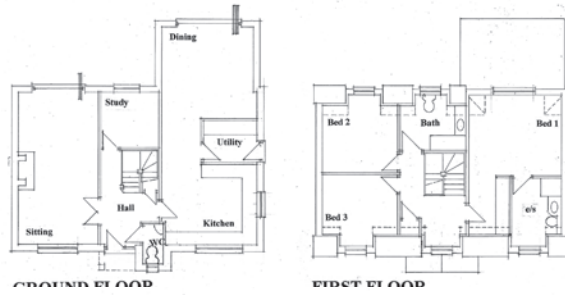
Planning Consent was granted under Planning Application No. 193027, dated 2nd December 2019, for the 'Proposed Construction of 4 No. Dwellings with New Access'.

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:

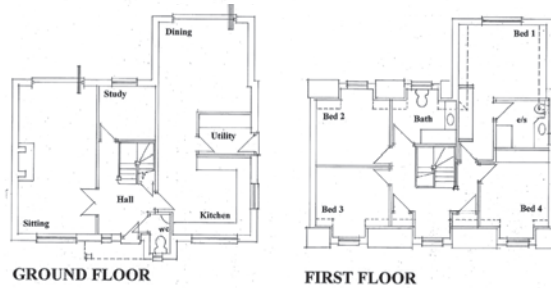
[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193027&search-term=P193027](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193027&search-term=P193027)

# Proposed Elevation & Floorplans

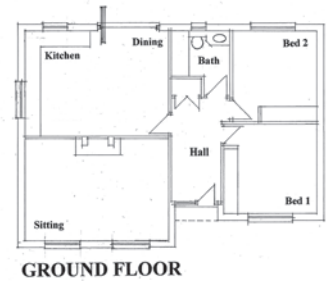
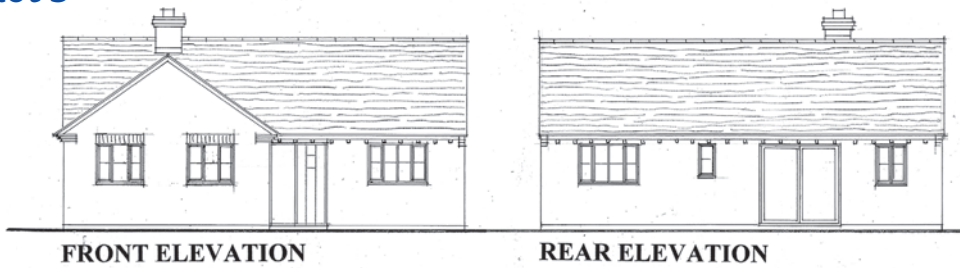
## Plot 1



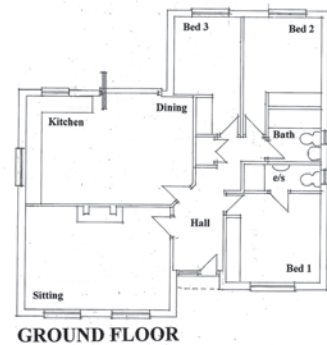
## Plot 2



## Plot 3



## Plot 4





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## Services

Electricity and mains water are available nearby to connect into. Foul drainage will be to a shared private drainage system. It is for any potential purchaser to make, and rely upon, their own enquiries in relation to the installation/connection of all services and utilities.

## 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. The Vendor will retain a right of access and rights to connect to services/utilities over the new access entrance and private roadway for the benefit of their retained land. The vendor will also retain an easement for their existing mains water supply that runs parallel with the unclassified lane, to their retained property.

## Sale Method

The development site is 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.



*Indicative Location Plan for identification purposes only.  
Exact boundaries to be surveyed and confirmed on site as per Site Plan.*

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars. The site can currently be viewed from the existing access gateway on the unclassified lane leading towards Meredith Farm. This is situated a short distance after The Rowlands Bungalow on the right-hand side. Please ensure the field gate is securely fastened after opening as livestock may be grazing.

## Directions

The development site is located on the edge of the existing hamlet, on the left-hand side if passing through Llancloudy approaching Hereford. Viewing access is available from Meredith Farm Lane.

## Subject to Contract

Any offers submitted for the site are on a 'Subject to Contract' basis until any agreed sale has exchanged contracts.



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