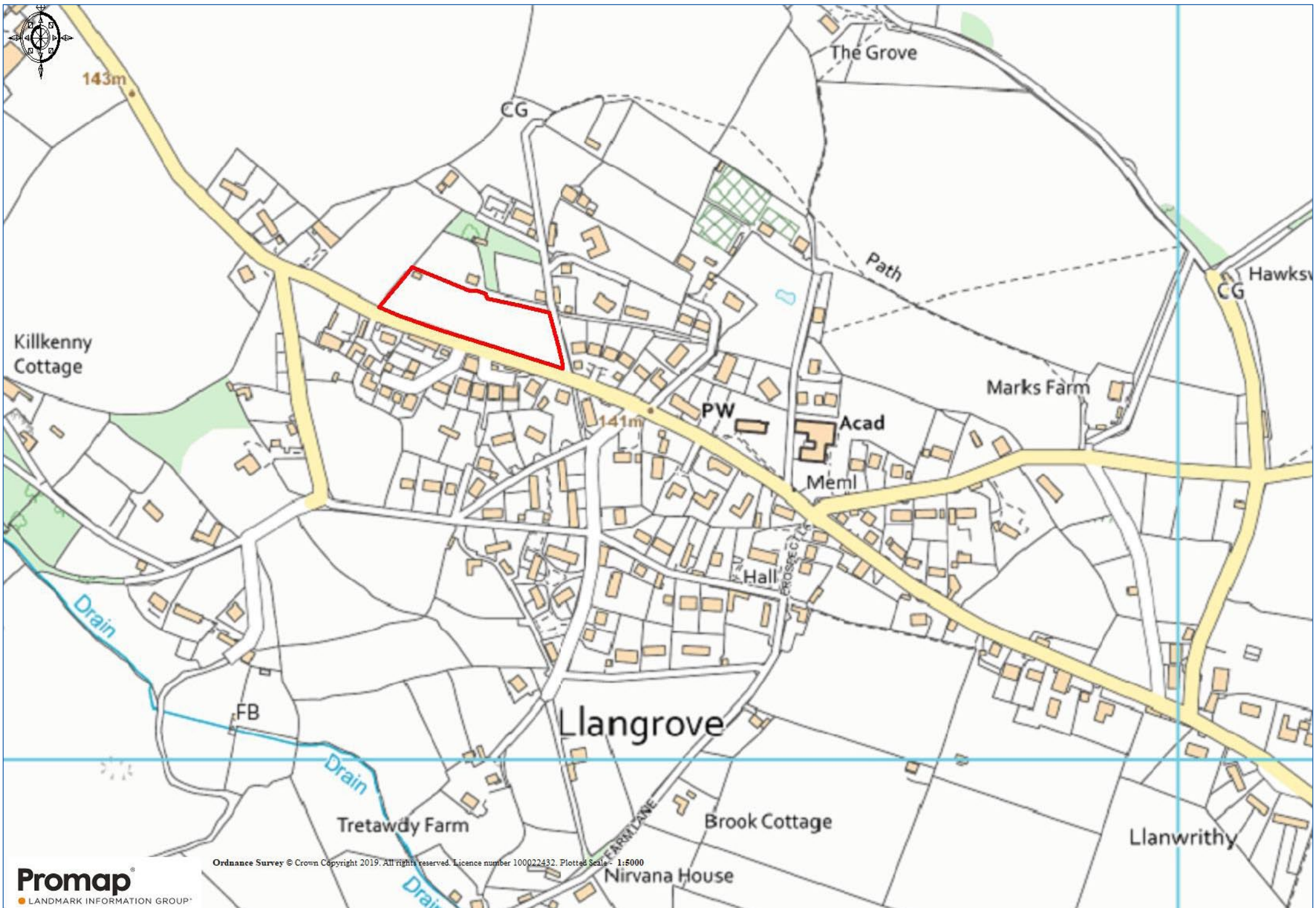




LLANGROVE DEVELOPMENT SITE

LLANGROVE | ROSS-ON-WYE | HEREFORDSHIRE



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LLANGROVE DEVELOPMENT SITE

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

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

The development site forms a natural infill within the existing settlement of Llangrove, situated opposite the Royal Arms Public House, and within short walking distance of the key village amenities including Primary School. Full planning consent has been granted for 4 No. four-bedroom detached dwellings and a single five-bedroom detached dwelling with strong appeal for the family 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 adjacent •
- Attractive setting within village settlement close to existing amenities •
- Planning consent provides for 4 No. Detached Four-Bedroom & 1 No. Five-Bedroom Detached Dwellings •
- Spacious plots with private parking areas – ideal for family purchasers •
- No affordable Housing Commuted Sum or Section 106 Contributions payable •
- Site Area – 1.45 acres (0.59 hectares) •

Residential Planning Consent comprises;

4 No. 4 Four Bedroom Detached Dwellings @ 162 Sq. m (1,743 Sq. ft) per dwelling
1 No. Five Bedroom Detached Dwellings @ 181 Sq. m (1,948 Sq. ft) per dwelling
(all sizes guide only based on architects confirmed measurements)

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 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

Llangrove Village is well located in south Herefordshire, benefitting from an excellent situation 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. 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 well situated within the existing settlement and enjoys a premium village position. The proposed dwellings are set back from the village lane in a gentle arc design, with spacious green open space to the front aspect. The Royal Arms Public House is situated opposite the development site, with Llangrove Primary School a short walking distance to the east. Llangrove has a vibrant village community with Recreation Ground, Church & Village Hall. There are a number of local community and social groups that regularly meet at the Village Hall.

LLANGROVE DEVELOPMENT SITE

The development site forms a natural infill within the existing village settlement with a proposed dwelling design & character that strongly compliments the existing settlement, providing for 5 No. superb village houses that would appeal to the family market.

The proposed scheme has been carefully designed to provide for a well laid out scheme, with spacious sized plots, and complimenting the existing built character of Llangrove. The site benefits from the creation of a new vehicular access, along with attractive informal landscaped grounds to the front aspect, and green open space with environmental area and attenuation pond to the east.

PLANNING CONSENT

The Planning Application Reference for the development site is 182775, dated 31st January 2019, which permits for the 'Proposed erection of five residential dwellings (C3) along with associated parking, roads, new highway access and associated infrastructure'. The approved site layout plan is shown opposite. The proposed Elevation & Floorplans are displayed within this Brochure. For a copy of the Planning Permission Decision Notice that has been prepared please contact Powells.



Primary School



Recreation Ground




Key

1	Proposed site entrance to adoptable standard
2	Tarmac
3	Bound gravel footpaths
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	Appropriate locally native trees
9	Open space planted with wildflower mix
10	Existing landscaping to be retained
11	Timber benches

Schedule of Accommodation

Code	Accommodation	Sq.m	Qty	Total
A	4 bed, 2 storey house	162	2	324
B	4 bed, 2 storey house	162	2	324
C	5 bed, 2 storey house	181	1	181
Total			5	829

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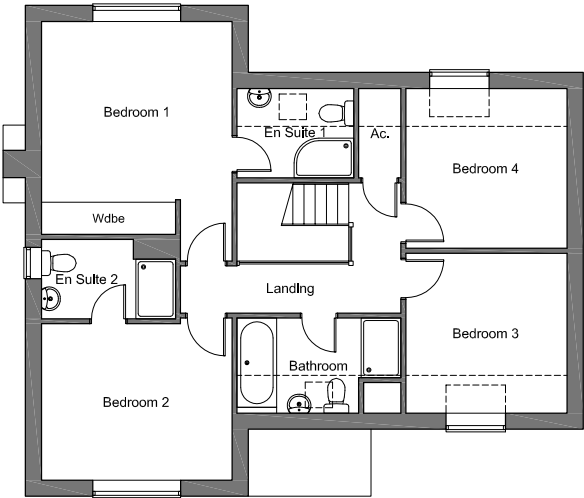
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Project				Land at opposite the Royal Arms, Llangrove									
Drawing Title				Site Layout									
Date		Scale		Drawn		Status		Job No.		Drg No.		Rev.	
July 2018		1:500 @ A3		GMP		PA		FLA18.01		02		A	

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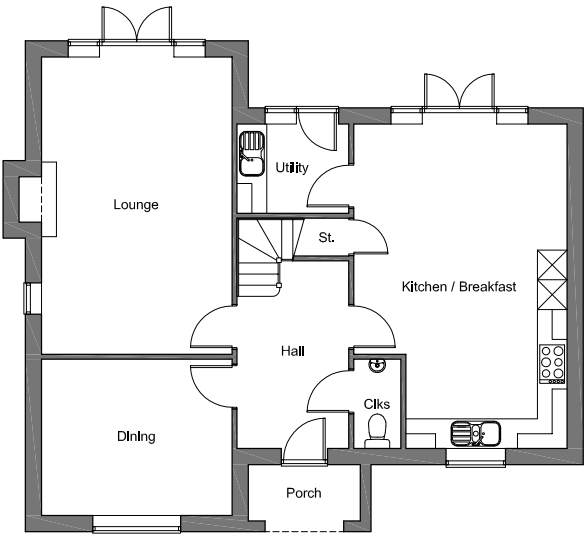
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PROPOSED ELEVATIONS - HOUSE TYPE A



First Floor



Ground Floor



Front Elevation

Side Elevation




Rear Elevation

Side Elevation

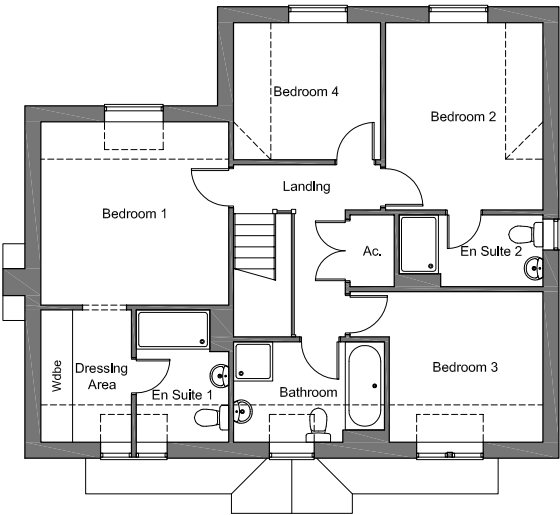
Materials

Roof	Fibre cement slates to approved sample
Walls	Coursed stone to approved sample
Doors	Stained timber / white PVCu
Windows	White PVCu

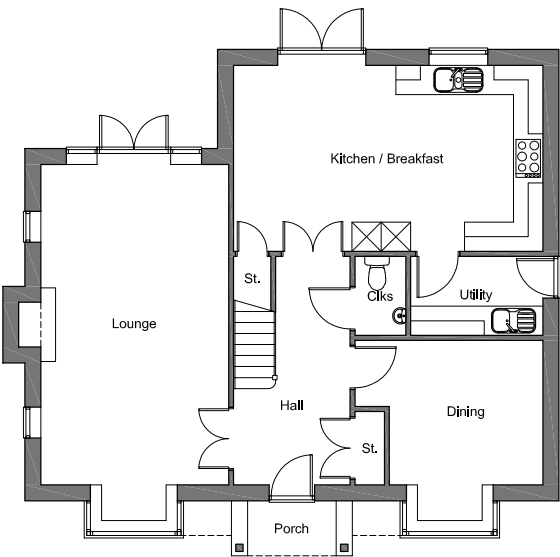
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Client								
Project								
Land at opposite the Royal Arms, Llangrove								
Drawing Title								
Type A - Floor Plans & Elevations								
Date	Scale	Drawn	Status	Job No.	Dwg No.	Rev.		
July 2018	1:100 @ A3	GMP	PA	FLA18.01	03	-		

PROPOSED ELEVATIONS – HOUSE TYPE B



First Floor



Ground Floor



Front Elevation



Side Elevation



Rear Elevation




Side Elevation

Materials

Roof	Fibre cement slates to approved sample
Walls	Coursed stone to approved sample
Doors	Stained timber / white PVCu
Windows	White PVCu

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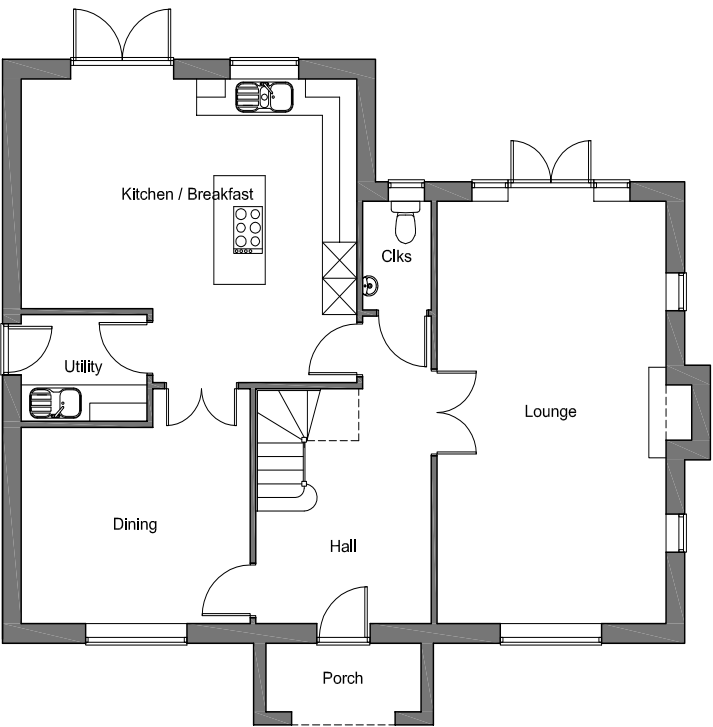
Client Mr F Lane								
Project Land at opposite the Royal Arms, Llangrove								
Drawing Title Type B - Floor Plans & Elevations								
Date July 2018	Scale 1:100 @ A3	Drawn GMP	Status PA	Job No. FLA18.01	Dwg No. 04	Rev. -		

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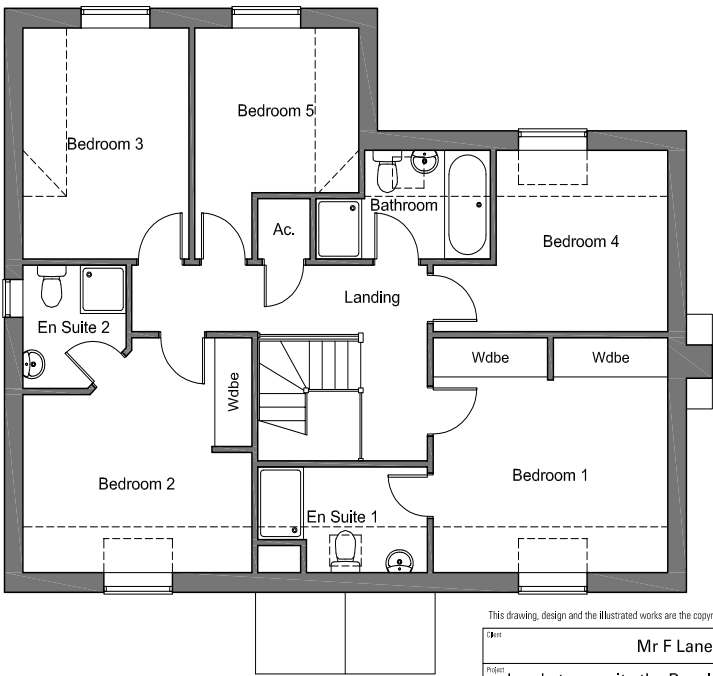
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PROPOSED ELEVATIONS & FLOORPLAN DRAWINGS – HOUSE TYPE C




Ground Floor



First Floor

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Client		Mr F Lane											
Project		Land at opposite the Royal Arms, Llangrove											
Drawing title		Type C - Floor Plans											
Date	July 2018	Scale	1:100 @ A3	Drawn	GMP	Status	PA	Job No.	FLA18.01	Dep No.	05	Rev.	-

KEY INFORMATION

Services: Electricity & Mains Water are available adjacent to the site. A mains foul drainage sewer crosses the development site. Surface water drainage is to be accommodated via attenuation on site. Any interested parties are to make, and reply upon, their own enquiries regarding the connection of any services/utilities to the site.

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

Sale Method: Llangrove Development Site is available For Sale by Informal Tender. Please review the Tender Information Letter that accompanies this Brochure for full details of the Tender Process & Tender deadline. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Reservations: The Vendor will retain the right to connect their retained land to the west into the mains foul drainage sewer at the existing manhole connection point to the north-west corner of the development site.

Overage Provision: An Overage Provision will be included in the Sale Contract which will capture 50% of any uplift in value provided by any other future planning consent granted on the site for any additional residential units granted. This does not affect any amendments made to the existing five dwellings. This will run for 30 years.

Restrictive Covenant: A restrictive covenant will be included within the sale contract to prevent any alternative dwellings being granted upon the site that have a ridge height higher than the existing dwellings as consented and shown documented herein.

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 to be fully kept informed of any additional or updated marketing information throughout the marketing process.

Directions: From the A40 at Whitchurch proceed north on Llangrove Road until reaching the village of Llangrove. Proceed through the village passing the Primary School and Church on the right-hand side until reaching the Royal Arms Public House on your left. The development site is situated immediately opposite. A field gate providing access to the site is situated a little further past the Royal Arms Public House.

Planning Consent: The planning consent secured upon this development site has been achieved by 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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Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
Website: www.powellsrural.co.uk



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 all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared February 2019.

