



# ORCHARD HEIGHTS DEVELOPMENT SITE

ORCHARD HEIGHTS | BISHOPWOOD | ROSS-ON-WYE | HEREFORDSHIRE









## ORCHARD HEIGHTS DEVELOPMENT SITE

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HEREFORDSHIRE | HR9 5QU

ORCHARD HEIGHTS DEVELOPMENT SITE  
OFFERS AN EXCITING RESIDENTIAL  
DEVELOPMENT OPPORTUNITY WITH  
PLANNING FOR THREE PREMIUM  
DETACHED FOUR BEDROOM DWELLINGS  
IN A DESIRABLE ELEVATED POSITION  
WITHIN THE WYE VALLEY AONB

*Orchard Heights Development Site is positioned on the southern slope of the Wye Valley Gorge located within the beautiful Wye Valley settlement of Bishopswood, positioned below the existing property of Orchard Heights, within the Wye Valley AONB.*

*With an exciting opportunity to acquire a site that will deliver three premium full market dwellings, all set in plots of at least 0.5 acre and with the benefit of a private setting with spectacular views set within the award-winning village of Bishopswood.*

*Powells are instructed to sell the site on a Private Treaty basis.*

- Superb location within the popular Wye Valley village of Bishopswood •
  - Bishopswood is an award winning village with strong community and village hall •
- Excellent connectivity direct to the B4234 and B4229 at Kerne Bridge which connects directly to the A40 •
  - Very conveniently situated site in a private elevated position •
  - Full planning consent provides 3 No. detached four-bedroom open market dwellings with positive PreApp for a fourth •
  - Fully approved Percolation Testing and Drainage Plan •
- Vendor has undertaken Geotechnical Survey, Structural Engineering Reports and started to formulate a schedule of works to discharge any Pre-commencement conditions •
- Development site area – approximately 0.70 hectare (1.74 acres) •
  - Goodrich 1.9 miles • Coleford 4 miles • Ross-on-Wye 4.4 miles
  - Monmouth 7.5 miles • Hereford 18 miles • Gloucester 19 miles
  - Bristol 52 miles • London 132 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

Bishopswood is well located in the heart of the Wye Valley Area of Outstanding Natural Beauty in South Herefordshire benefitting from a beautiful location within rolling South Herefordshire countryside. The settlements of Bishopswood and Kerne Bridge are well connected and accessible to the town of Ross-on-Wye and the principal border town of Monmouth, equidistant between the cities of Hereford and Gloucester, all of which are highly regarded for their range of local facilities, amenities, employment, and educational establishments. The A40 is just 2.5 miles away at Whitchurch providing a direct connection to the A4137 and the A49, A449, M50 and M5 to the east.

## ORCHARD HEIGHTS DEVELOPMENT SITE

The development site forms a natural inclusion to the settlement, with a layout and dwelling design that strongly compliments the existing settlement. The proposed scheme has been carefully designed for a premium development site, with well laid out plots, to appeal to the family and professional market. The site benefits from the existing direct access to the public highway. The approved Site Layout Plan is shown being Drawing No. "Proposed Site Plan [K997-020]". Each dwelling benefits from double surface parking space, integral garage and extensive garden curtilage which could be extended subject to negotiation.



UPPER GROUND FLOOR



NORTH WEST ELEVATION



NORTH EAST ELEVATION

### FACING MATERIALS

-  Dark grey plank (used window and door frames)
-  Vertical timber plank
-  Dark grey plank
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LOWER GROUND FLOOR

gross internal area 250m<sup>2</sup> + garage 41m<sup>2</sup> (includes battery space)



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION





## KEY INFORMATION

**Services:** There are Mains Water and Mains Electricity close by. Foul drainage will be to package treatment plants. 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. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements.

**Sale Method:** Orchard Heights 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.

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

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From the Wilton Roundabout proceed west on the A40 in the direction of Monmouth for 3.2 miles. Take the left exit signposted Goodrich. Proceed on the Goodrich Road for 0.9 miles passing through the village. At the T junction turn left onto the B4229. Continue on the B4229 for half a mile crossing over Kerne Bridge. At the T-junction turn right onto the B4234 in the direction of Coleford. Proceed for 0.2 miles then take the left turn signposted Leys Hill. Continue straight for 0.4 miles and the development site will be on your right just before the property known as Orchard Heights.

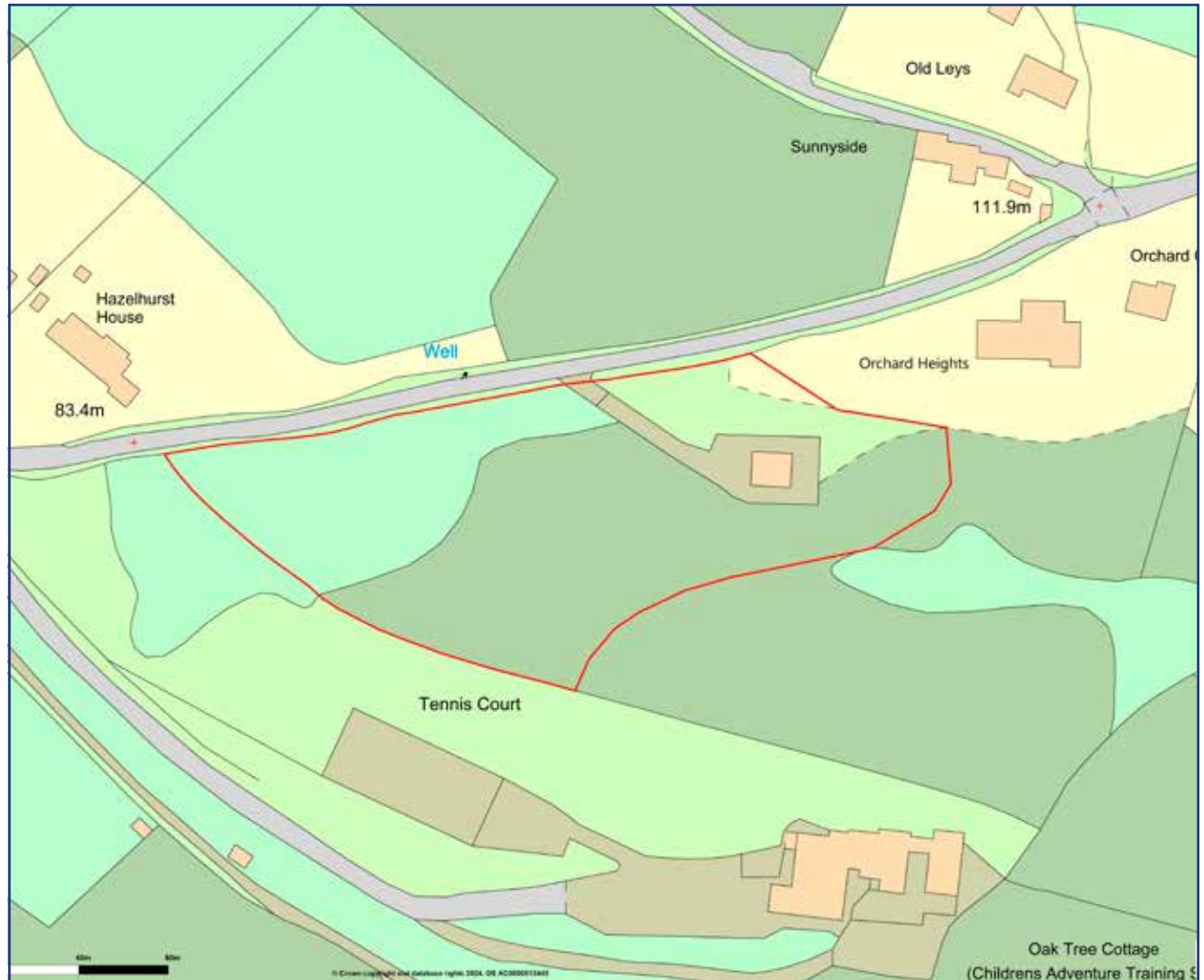


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### Planning Consent:

Planning Consent was secured on the site by Bruton Knowles  
Telephone 01452 880000

Technical design & architectural work undertaken by DJD Architects Group Ltd.  
Telephone 01905 612864 | [www.djdgroup.co.uk](http://www.djdgroup.co.uk)



# Powells

### Powells

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