



Development Plot at The Former Butts Garage Llangarron, Ross-on-Wye, HR9 6PA

A superb residential building plot in a premium desirable location within the village of Llangarron with planning consent for a spacious 3-bedroom detached residence

- Superb residential location and excellent position in the village of Llangarron •
- Very accessible to the towns of Ross-on-Wye and Monmouth •
- 1 No. three bedroom detached dwelling consented •
- Extending in total to 0.87 acre •



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An exciting opportunity to acquire a development plot providing for the construction of a modern executive style three-bedroom dwelling on the site of the former Butts Garage in the popular village of Llangarron.

The plot is well located off the main Llangarron road which connects to the centre of the village a short distance to the east and to the A466 at Llancloudy two miles to the west.

Llangrove – 1.5 miles
Llancloudy – 2.5 miles
Whitchurch – 3.1 miles
Ross-on-Wye – 5.4 miles
Monmouth – 6.4 miles

Location & Situation

The proposed dwelling will enjoy an excellent accessible location within the popular village of Llangarron situated on the site of the former Butts Garage within a generous plot. A short distance west of the centre of the village.

Llangarron is positioned 1.5 miles north of the village of Llangrove which has an excellent primary school and the popular Royal Arms public house. Whitchurch, just 3.1 miles to the south of the property on the Llangrove Road features several pubs, cafes and a local shop.

The proposed new dwelling will be set back from the public highway which connects to A466 at Llancloudy two miles to the west and to the A4137 and main road network of the A40 1.5 miles and 2.7 miles to the east respectively. The A40 provides direct access to Monmouth to the south-west and to the town of Ross-on-Wye and the M50 to the north-east.

A Sale Plan showing the location is on the rear of this Brochure.



Description

The plot provides a modern styled dwelling of an appealing character and design. The three-bedroom dwelling will benefit from an extensive garden and land extending to 0.87 acre.

The proposed elevations & floorplans of the dwelling are set out opposite, with the proposed accommodation set out over two floors. The proposed ground floor accommodation includes an entrance hall, downstairs cloakroom, utility, extensive open plan kitchen/dining/sitting room and a sitting room along with staircase situated in the hall.

The first-floor accommodation accessed via the staircase from the hall will lead to a central landing providing access to two standard double bedrooms, a family bathroom, a home office and the principal bedroom, with ensuite bathroom.

The layout has been designed to provide a spacious 3-bedroom family home with the home office catering for any home working requirements and doubling up as a spare bedroom. The plot will benefit from being in a rural village setting with a high degree of privacy and countryside views.

The gross internal area for the dwelling extends to approximately 127.25SQM.

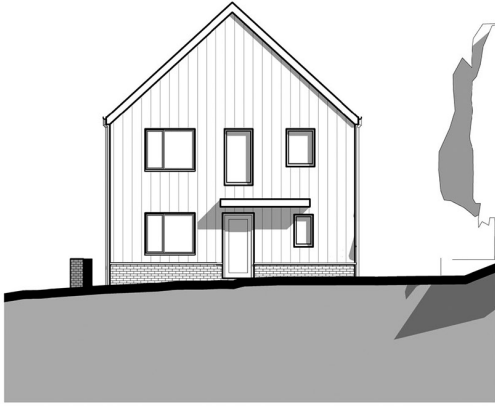
The plot sits within a generous grassland curtilage with the land extending in total to approximately 0.87 acre.

Planning Information

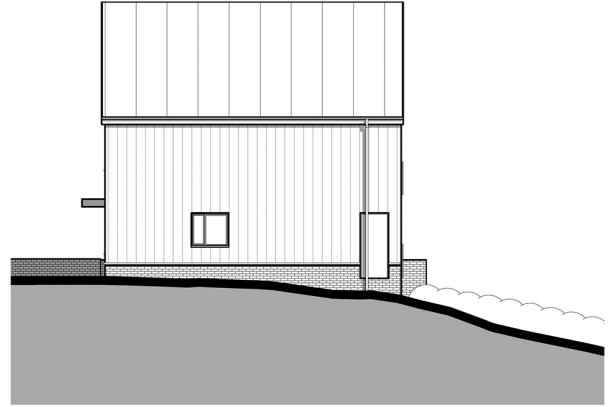
Planning Consent was granted under Planning Application Reference P213023/F (213023) dated 9th August 2022, for the 'Proposed erection of a single residential dwelling (C3) and private driveway'.

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.

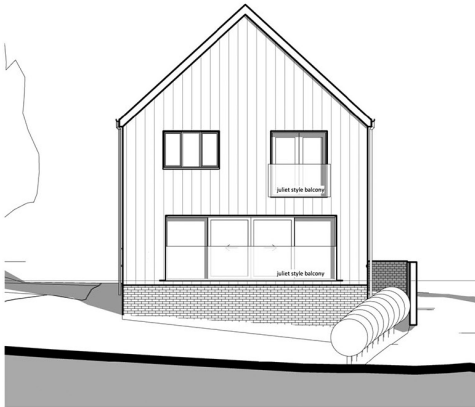
Proposed Elevations & Floor Plans



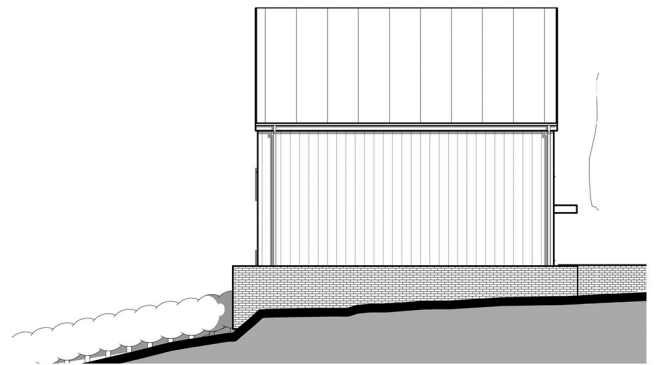
Front Elevation
1 : 100



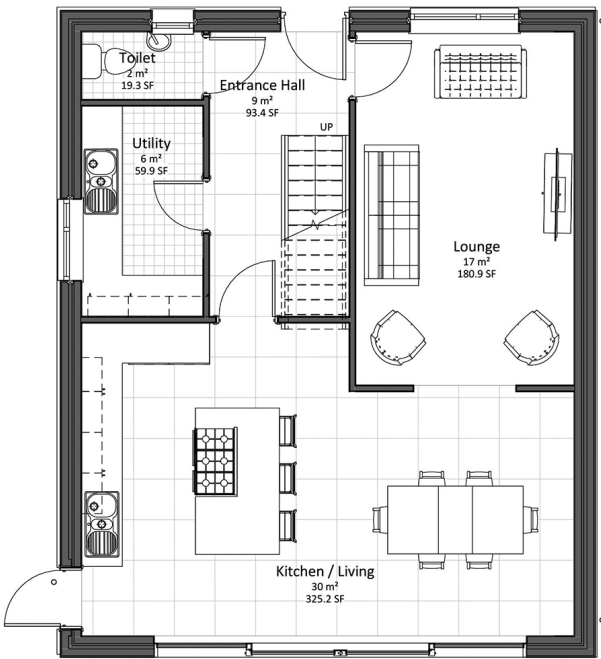
Side Elevation
1 : 100



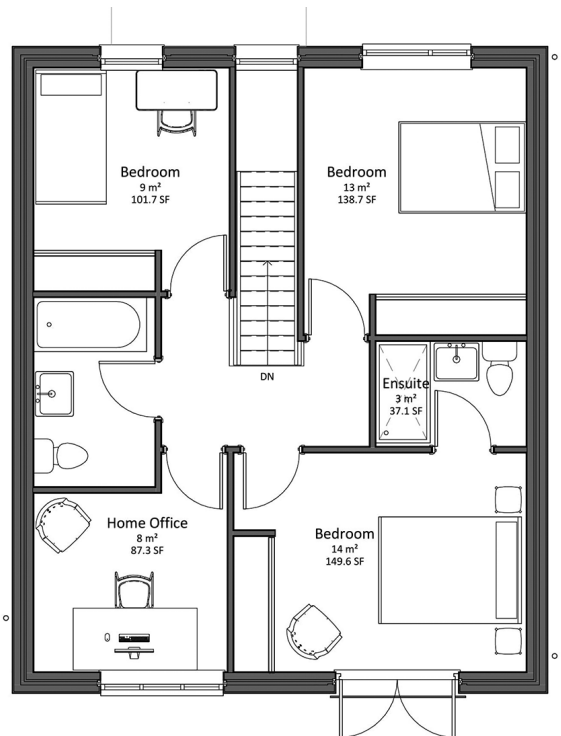
rear Elevation
1 : 100



Side Elevation
1 : 100



Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

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Services

Electricity, and mains water are available close by to connect to. Foul drainage will be to a package treatment plant. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

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.

Development Clawback

A development clawback coverage provision will be incorporated into the sale contract to capture any future additional residential development. This will capture 50% of any uplift in value provided by any additional residential planning consent for a period of 30 years from the date of sale.

Sale Method

The plot 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.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

From the Wilton Roundabout at Ross-on-Wye continue on the A40 in the direction of Monmouth. After 1.3 miles take the exit right onto the Glewstone road. Continue on the Glewstone road for 1.7 miles. At the T junction continue straight in the direction of Llangarron. After 1.4 miles, entering the village, the property will be on the left hand side.



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Important Notice

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