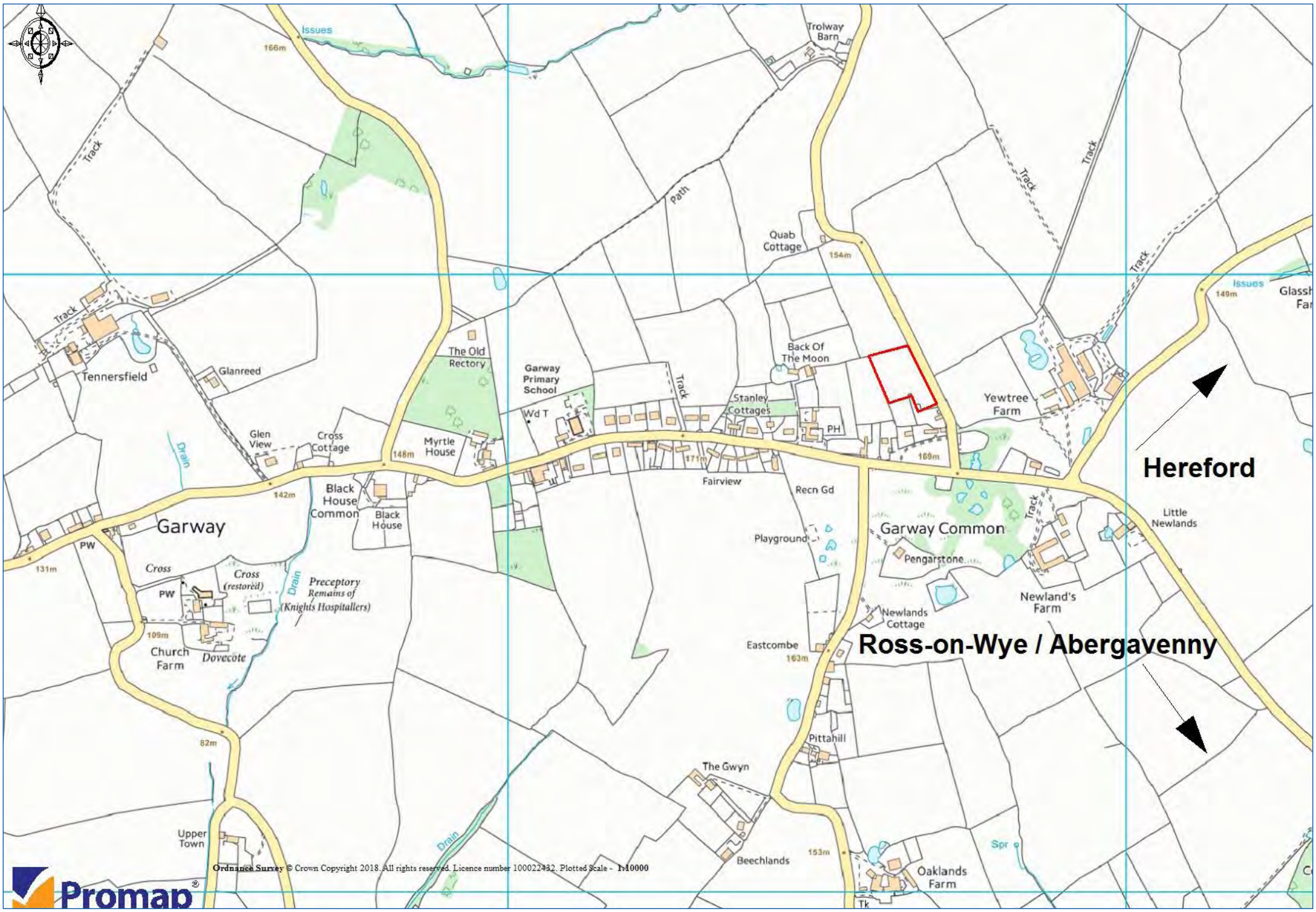




# GARWAY DEVELOPMENT SITE

GARWAY VILLAGE | HEREFORD | HEREFORDSHIRE





**Hereford**

**Ross-on-Wye / Abergavenny**

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## GARWAY DEVELOPMENT SITE

GARWAY | HEREFORD | HEREFORDSHIRE | HR2 8RF

GARWAY DEVELOPMENT SITE OFFERS A PREMIUM EDGE OF VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR THE CONSTRUCTION OF EIGHT HOUSES, COMPRISING OF FULL PLANNING CONSENT FOR FOUR DETACHED AND FOUR SEMI-DETACHED UNITS, WHICH WILL ENJOY STUNNING COUNTRYSIDE VIEWS OVER BEAUTIFUL SOUTH HEREFORDSHIRE COUNTRYSIDE.

*The development site forms a natural extension to the edge of the existing settlement of Garway, with a layout and dwelling design that strongly compliments the existing settlement. With a mix of four bedroom detached and three bedroom semi-detached dwellings the planning consent provides for the family market, with strong demand for such rural housing having been recently experienced in South Herefordshire. The site provides a compact and easily developable site, with all dwellings set to be benefit from generous plots sizes, to provide the optimum offering to a family purchaser.*

- Superb location on edge of thriving Herefordshire Village •
- Prime Development Site with mains services adjacent •
- Beautiful setting and elevated position with stunning views over open countryside •
- Direct connection from Garway via B4521/A49 to Ross-on-Wye & Abergavenny •
  - Planning consent provides for 4 No. Detached Four Bedroom & 4 No. Three Bedroom Semi-Detached Dwellings •
- Two independent accesses from highway to serve Detached & Semi-Detached Units separately •
- No affordable Housing Commuted Sum or Section 106 Contributions payable •
  - Site Area – 1.60 acres (0.65 hectares) •

Courtyard Complex comprises;

- 1 No. 4 Four Bedroom Detached Dwelling @ 164 Sq. m (1,770 Sq. ft)
  - 3 No. Four Bedroom Detached Dwellings @ 133 Sq. m (1,442 Sq. ft)
  - 1 No. Three Bedroom Semi-Detached Dwelling @ 92 Sq. m (1,000 Sq. ft)
  - 3 No. Three Bedroom Semi-Detached Dwellings @ 84 Sq. m (908 Sq. ft)
- (all sizes guide only based on architects gross internal measurements)

Monmouth 7.5 miles • Ross-on-Wye 9.8 miles • Hereford 12.8 miles • Abergavenny 15 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

Garway Village is well located on the edge of the renowned Monnow Valley benefiting from a beautiful location within rolling South Herefordshire countryside. The village of Garway is well connected and accessible to the principal border towns of Monmouth, Ross-on-Wye and Abergavenny, all of which are highly regarded for their range of local facilities, amenities, employment and educational establishments. The M50 lies just over 10 miles east of Garway providing a direct connection to the M5, or via the A40/A449 to the M4.

The development site is well situated on the north-east edge of the village, and enjoys far reaching views over open countryside to the north and east aspects. The development will front onto a quiet country lane which connects directly to Garway Common and the Main Street. Garway has a thriving village community with Primary School, new Village Hall, Public House (Garway Moon), Post Office and Recreation ground.

## GARWAY DEVELOPMENT SITE

The development site forms a natural extension to the edge of the existing village, with a layout and dwelling design that strongly compliments the existing settlement. The proposed scheme has been carefully designed for a compact development site, yet with spacious sized plots, to appeal to the family market.

The site benefits from two accesses, one entrance serving the two pairs of semi-detached dwellings and one entrance serving the four detached dwellings. The approved Site Layout Plan is shown opposite being Drawing No. 2246-PL01-Rev C. There are No. 2 double garages for the detached dwellings, to provide an enclosed garage per dwelling, with additional surface car parking spaces and double surface car parking spaces for the semi-detached dwellings.

## PLANNING CONSENT

The Planning Application Reference for the development site is 173224, dated 11th April 2018, which permits for the 'Erection of eight residential dwellings (C3) along with associated garages, parking, roads, highway access and associated infrastructure'. The proposed Elevation & Floorplans are displayed within this Brochure. For a copy of the Planning Information Pack that has been prepared please contact Powells.





**NOTES**

**Schedule of Accomodation**

Type A	Four bedroom detached	1
Type C	Four bedroom detached	3
Type D	Three bedroom Semi detached	2
Type E	Three bedroom Semi detached	1
Type F	Three bedroom Semi detached	1

**Total** 8

**Materials**

**Windows:**

All windows to be white UPVc throughout, window styles as shown on house type elevation drawings

**Roofs:**

All Roofs to be Marley Eternit reconstituted slate throughout

**Walls:**

- Plot 1 White Render
- Plot 2 White Render
- Plot 3 Red Stock brick
- Plot 4 Red Stock brick
- Plot 5 Red Stock brick
- Plot 6 Red Stock brick
- Plot 7 White Render
- Plot 8 Red Stock brick

Stone cills and window head detailing to be reconstituted stone where shown on housetype drawings, colour: Bathstone

All other brick detailing is to match the main facade brick.

b. = 1.8m High Close Boarded Fence

c. = 1.2 Post & Wire & Planting

For detailed landscaping refer to drawing ref: 2246-LS10



Rev C Revised to include planner comments 19.2.18

**SITE PLAN**

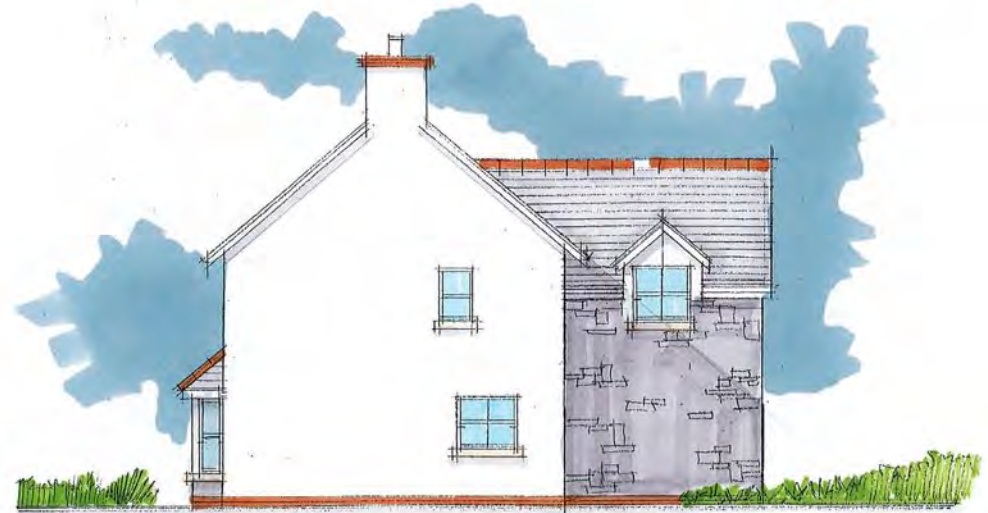
Proposed Development at Garway, Herefordshire, T 01656 656267  
 Planning Layout Drawing No 2246-PL01-Rev C E bill@spring-consultancy.co.uk  
 Scale 1:500 @A3 | February 2018 W spring-consultancy.co.uk



PROPOSED ELEVATIONS - HOUSE TYPE A



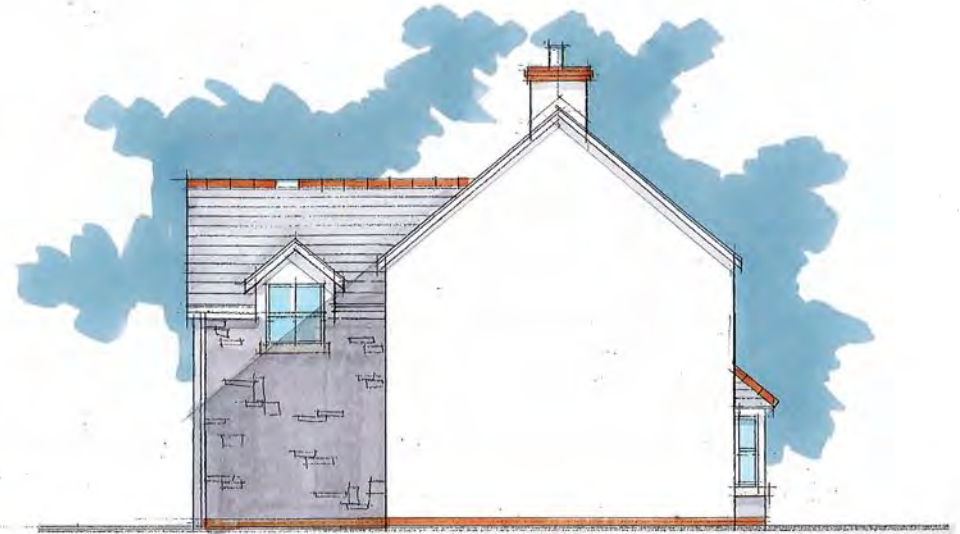
Front Elevation



Side Elevation



Rear Elevation



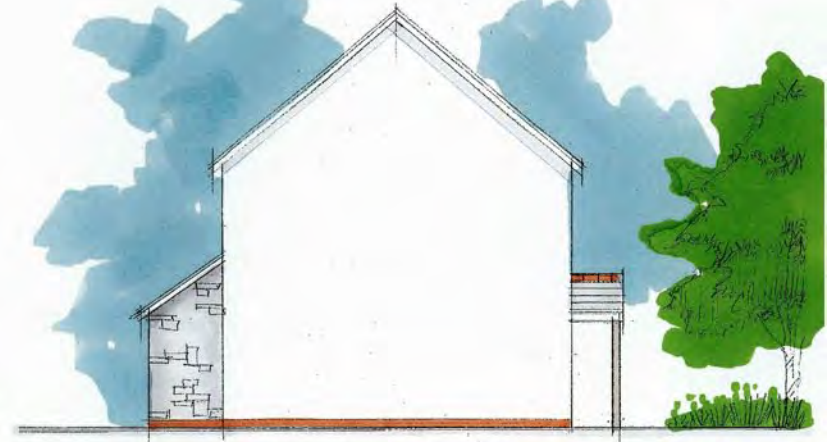
Side Elevation



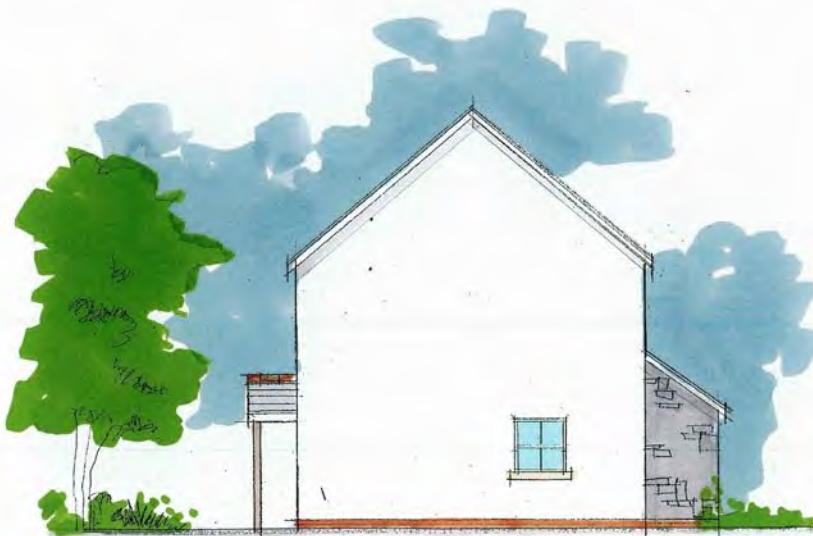
PROPOSED ELEVATIONS – HOUSE TYPE C



Front Elevation



Side Elevation



Side Elevation



Rear Elevation



PROPOSED ELEVATIONS – HOUSE TYPE D, E & F



Type D

Front Elevation

Side Elevation

Type D



Type E

Front Elevation

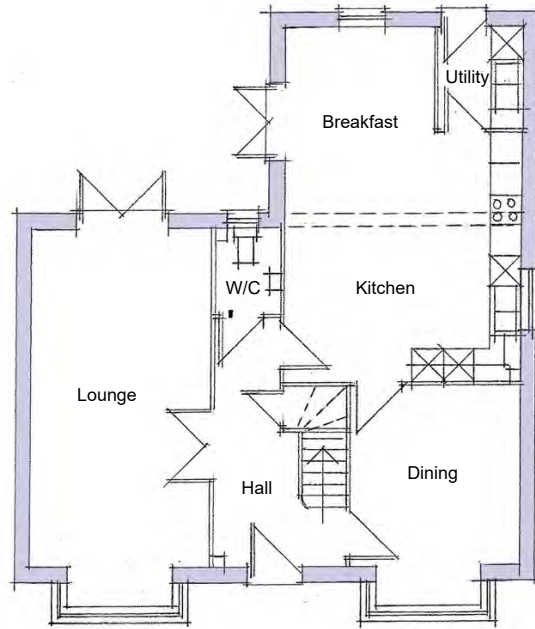
Side Elevation

Type F

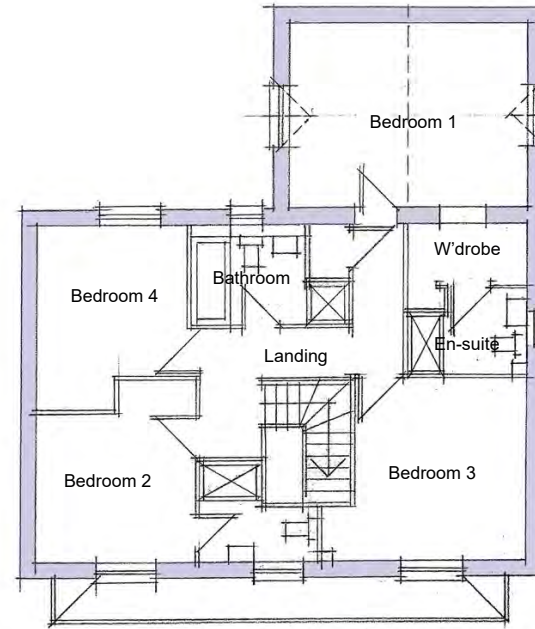


# PROPOSED FLOORPLANS – HOUSE TYPE A & C

## FLOORPLANS TYPE A

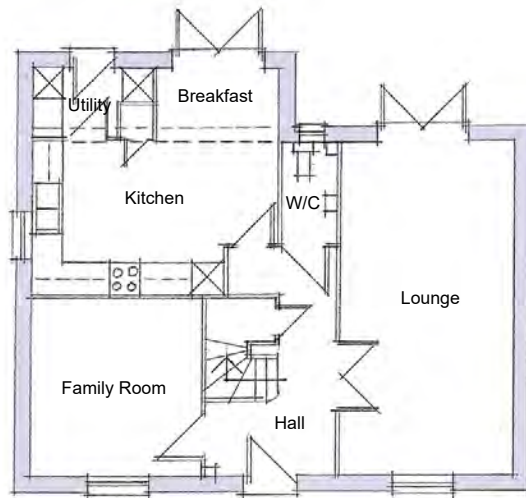


Ground Floor

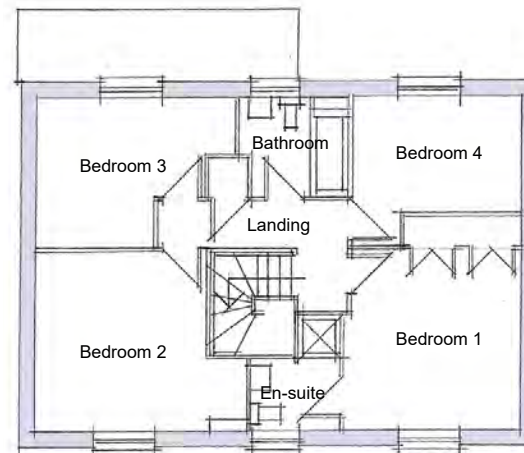


First Floor

## FLOORPLANS TYPE C



Ground Floor

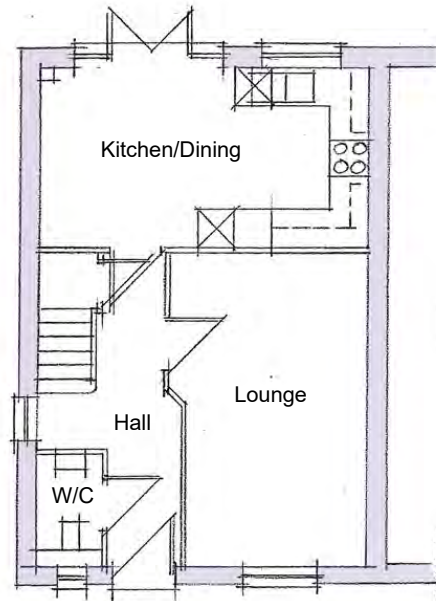


First Floor

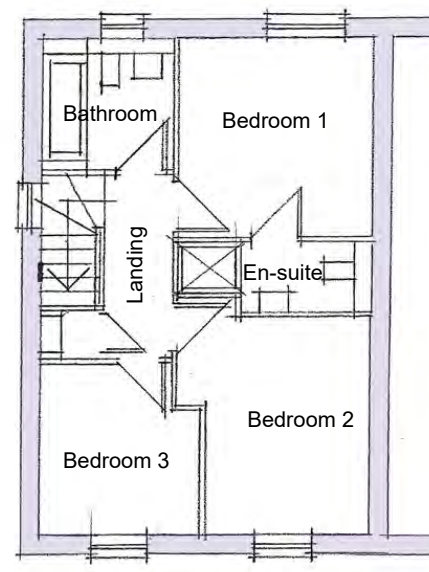


# PROPOSED FLOORPLANS – HOUSE TYPE D, E & F

## FLOORPLANS TYPE D & E

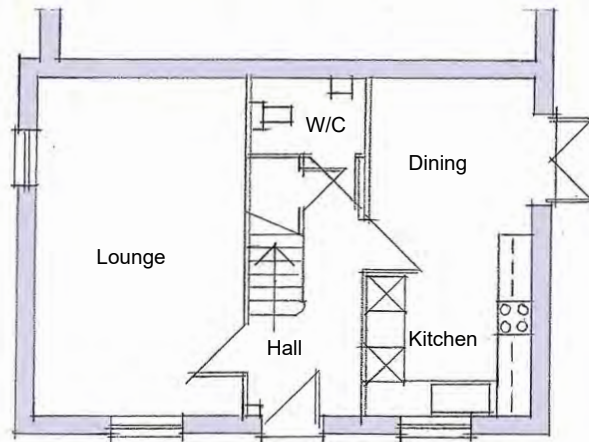


Ground Floor

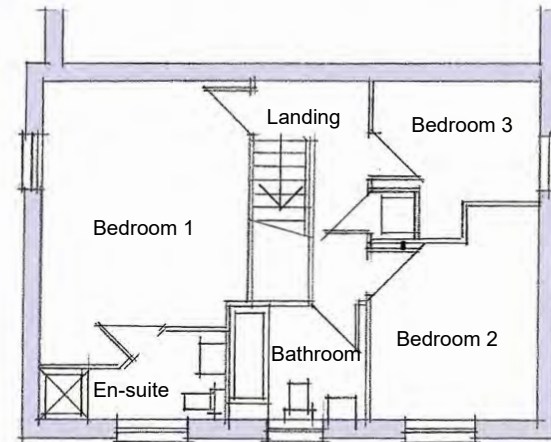


First Floor

## FLOORPLANS TYPE F



Ground Floor



First Floor



## KEY INFORMATION

**Services:** Electricity & Mains Water are available adjacent to the site. 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 assist at the date of sale.

**Sale Method:** Garway 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.

**Right of Way:** The Vendor will retain a Right of Access, at all times and for all purposes, transferable to any other party, which will be a minimum of 4 metres wide over the northern entrance to a double field gateway to their retained land. A Plan is available showing this Right of Access.

**Overage Provision:** An Overage Provision will be included in the Sale Contract which captures 30% of any uplift in value provided by any planning consent granted for additional residential units granted upon the Development Site. This does not affect any amendments made to the existing eight dwellings. This will run for 30 years.

**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](mailto:enquiries@powellsrural.co.uk)

**Directions:** From the B4251 Ross-on-Wye/Abergavenny Road at the hamlet of Broad Oak take the road signed posted 'Garway' to the north of Broad Oak. Proceed approximately 1.25 miles to Garway Village. On arriving in the village turn right in front of an open grassed area forming part of Garway Common. The Development Site is located to the rear of Ivy Cottage on the left hand side.

**Planning Consent:** The Planning Consent secured upon the Development Site has been achieved by Powells Planning & Development Promotion Team.  
Telephone 01600 714140 | [www.powellsrural.co.uk/planning&developmentpromotion](http://www.powellsrural.co.uk/planning&developmentpromotion)



Technical design & architectural work undertaken by Spring Design.  
Telephone 01656 656267  
[www.spring-consultancy.co.uk](http://www.spring-consultancy.co.uk)



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