

# FOR SALE

## Residential Development Opportunity

Land at Kings Acre Road, Swainshill, Hereford HR4 0SG



- Outline Planning Permission
- 17 Residential Units with 3 Affordable
- Greenfield Site
- 3.12 acres (1.26 hectares)

**Bruton Knowles**

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

01452 880000

# Land at Kings Acre Road, Swainshill, Hereford

## LOCATION

The site is located to the south of the A438, Kings Acre Road, within the hamlet of Swainshill, approximately 3 miles to the west of Hereford.

The historic city of Hereford lies on the River Wye, approximately 16 miles east of the Welsh border and with a population of approximately 54,000. It is at the confluence of the A49, A465 and A438 connecting the city to:

**Ross on Wye: 15 miles**

**Worcester: 25 miles**

**Gloucester: 31 miles**

Hereford is served by a 4-platform railway station. Services regularly connect to Worcester, Birmingham, London, Manchester, Cardiff and other settlements in south Wales.

## DIRECTIONS

Proceed in a westerly direction from Hereford, along the Hay/Brecon Road (A438) continuing past Wyevale Nurseries on your right. After 200 yards the site entrance is located on the left hand side, as denoted by the Bruton Knowles agency board.

## DESCRIPTION

The fairly level site extends to approximately 3.12 acres and is currently paddock land.

The land is accessed by way of an existing road off the A438 that provides access to two detached dwellings, 'Bramley House' and 'Orchard House', which are within the same family ownership as the application site. There are existing hedgerows to the western and eastern boundaries of the site, with agricultural land to the south. Residential development adjoins the site to the east and west.

## SERVICES

We understand that mains services are available from connection within proximity to the site. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

## PLANNING

The local planning authority is Herefordshire Council.

Outline planning permission was granted in two phases, with 9 units initially consented (ref: 151641) and then a further 8 units consented (ref: 1613219). The two schemes were integrated and an allocation of 3 affordable units is to be provided.

## S.106 COSTS

There are two S.106 Agreements associated with the site, the first of which dated April 2016, contains the standard contributions associated with the number of open market dwellings (in this case 9) with the level of contributions dependent on the number of bedrooms per unit. The second S.106 Agreement refers to the subsequent consent (ref: 1613219) and allows for the provision of 3 affordable units.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction. There will be a legal undertaking required from the Purchaser, in the event the Purchaser withdraws, after Heads of Terms are agreed.

## VAT

The property is not elected for VAT

## TENURE

Freehold with Vacant Possession.

## TERMS

Unconditional offers for the freehold of the Property are invited by way of Informal Tender, with bids to be received prior to **Noon Wednesday 27<sup>th</sup> June 2018**. An 'Informal Tender Form' is available upon request.

## VIEWING

The site can be viewed from the road situated between the properties 'Bramley House' and 'Orchard House'. Interested properties may view the property from the roadside, however, if they wish to go on the land they must do so by prior appointment with Bruton Knowles and must be in possession of a copy of these particulars. Please note interested parties viewing unaccompanied do so at their own risk.

## SUBJECT TO CONTRACT - MAY 2018



## CONTACTS

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