



Development Site adjacent to Yew Tree Close Whitchurch, Ross on Wye, Herefordshire, HR9 6BT

An excellent residential development site with planning permission for nine dwellings (7 detached and 2 semi-detached) situated on the edge of the very accessible village of Whitchurch in the Wye Valley

Proposals for the Freehold disposal of the site are invited via Informal Tender



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Powells are instructed on behalf of the site owners to offer to the market the freehold interest of this exciting residential development opportunity.

The development site provides for full planning permission for a prime edge of village development comprising of seven detached and two semi-detached village houses.

Location & Situation

Whitchurch is an attractive rural village located within the Wye Valley in South Herefordshire, a short distance from the attractive riverside town of Ross-on-Wye. The proposed development is very accessible to the A40 which connects directly to the M50/M5 and via A449 to the M4. The development site is situated on the western fringe of the village, with the proposed dwellings set to benefit from an elevated and attractive outlook. The site lies adjacent to the west of the existing Yew Tree Close housing development.

Description

The development site comprises a compact and regular shaped site, which is elevated and gently sloping towards the east. The site is proposed to be accessed via the existing Private Road of Yew Tree Close. The proposed dwellings are well-configured with spacious garden curtilage. The planning consent permits for 7 No. detached dwellings and 2 No. semi-detached dwellings. See table opposite for proposed dwelling sizes/bedrooms. The constructed dwellings will enjoy a superb outlook over open countryside. The Development Site area shown on the Architects approved plans extends to approximately 0.78 Hectare (1.93 acres).

Services

It is understood that services are located adjacent to the site, or available in close proximity nearby. All interested parties are to make and rely on their own enquiries in relation to the ability to connect to, and the availability (along with development costs) of connecting to any required services/utilities.

Tenure

The land is offered freehold with vacant possession.

Local Authority

Herefordshire Council. Telephone 01432 260000.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way that currently exist, whether they are specifically referred to in these particulars or not. The vendors will reserve a right of access and easements for the connection of services & utilities over the site along the route of the proposed access road for the benefit of the vendors retained land. The purchaser will be granted a full right of way to the development site over the proposed access via Yew Tree Close which is owned by the vendor. This right of way will be restricted to serving nine residential dwellings.

Planning Consent Details

Planning consent was granted on the 20th March 2017 by Herefordshire Council, under Planning Application No. 163068. A Planning Information Pack containing a copy of the planning decision notice with attached planning conditions, along with the site and elevation drawings are available from Powells. The site layout drawing is recorded as drawing number PAW01. The floor areas of the plots as detailed on the architects drawing PAW01 are as follows:

Plot Number	House Floor Area (Sq. Metres)	Garage Floor Area (Sq. Metres)	Number of Bedrooms
1	120	19	3
2	208	20	4
3	196	19	4
4	208	20	4
5	194	20	4
6	114	20	3
7	70	20	2
8	116	19	3
9	116	18	3

Sale Method

The land is offered For Sale by Informal Tender. The vendor and selling agent reserve the right to sell the land by any other alternative sale method to conclude the sale. Please refer to the 'Tender Information Letter' for all details in respect of completing and submitting an Informal Tender in respect of the site including the Tender deadline.

Viewings

Viewings at any time during daylight hours with a copy of these Particulars. All parties viewing do so at their own risk. No liability is accepted by the vendors or selling agents for any party viewing the land. Please securely close all access gates. No vehicles are to be taken onto the site.

Directions

From Whitchurch village, west of the A40, proceed west on the Llangrove Road, up the hill, until reaching Yew Tree Close on the left hand side. The development site lies adjacent to the west of Yew Tree Close. A field gateway into the site permits for parking for the viewing of the site.



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Important Notice

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