



Freehold Residential Development site at Clehonger, Hereford, HR2 9SL



Sunderlands

Residential Rural Commercial



Freehold residential development site at Clehonger, Hereford HR2 9SL

Summary of features

- Outline Planning Consent for 80 Units
- Excellent parcel of development land
- Within walking distance of a well serviced, popular village
- Easy access to Hereford City, Hay-on-Wye, Abergavenny and M50

Offers in excess of £2,000,000

Situation:

Clehonger is a rural village which can be found just 5 miles to the south west of Hereford. Having a population of around 2,500, the village is split in two where the smaller part 'Old Clehonger' is slightly offset from the nucleus of the village and where the 12th Century Church can be found.

With good local amenities including shop with post office, village hall, nursery, primary school, public house and bus service between Hereford and Hay-on-Wye (17 miles). A secondary school can be found in the neighboring village of Kingstone where there are also good amenities.

The Cathedral City of Hereford is home to the River Wye and the recently constructed 'Old Market Retail Development' with a range of High Street shopping.

This particular site is on the fringes of the village with almost panoramic countryside views and lovely rural walks close by.

Description:

A rare opportunity to purchase a large area of development land which extends to 6.94 acres with Outline Planning Permission for 80 units. The site is a gently sloping block of development land with access from the public highway being the B4349. The site is adjacent to the Primary school, playing field and village Public House.

Planning Permission:

Planning Permission was granted under Application No. 142349 on an Outline basis for the construction of up to eighty units. Full details, including; Transport Statement, Planning Design and Access Statement, Ecology Report, Flood Risk Assessment, Arbicultural Impact Assessment, Landscape and Visual Impact Assessment are all available on the Herefordshire Council website under the above Application code.

Section 106:

The Section 106 Agreement has been prepared. Once again, it is available on the Herefordshire Council website, alternatively we can arrange for copies to be forwarded electronically.

Services:

It is our understanding that all mains services are available for connection.

Relevant contact details as follows:

Welsh Water Authority Developer Services, P.O. Box 3146, Linea Fortren Road, Cardiff CF30 0EH

Western Power Distribution, Toll End Road, Tipton DY4 0HH Tel; 0800 0963080

Herefordshire Council, Central Planning Services, P.O. Box 230, Blueschool Street, Hereford HR1 2ZB

Tel; 01432 260000

British Gas, P.O. Box 227, Rotherham S98 1PD

Directions:

Proceed out of Hereford on the A465 Abergavenny Road and after passing Belmont Abbey take the next turning right (signposted Clehonger). Continue along this road and just before entering the village, The Seven Stars public house can be found on the left hand side and the proposed access is just past the public house.

Viewing:

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: enquiries@st-hereford.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522

Email: hay@st-property.co.uk
www.sunderlands.co.uk

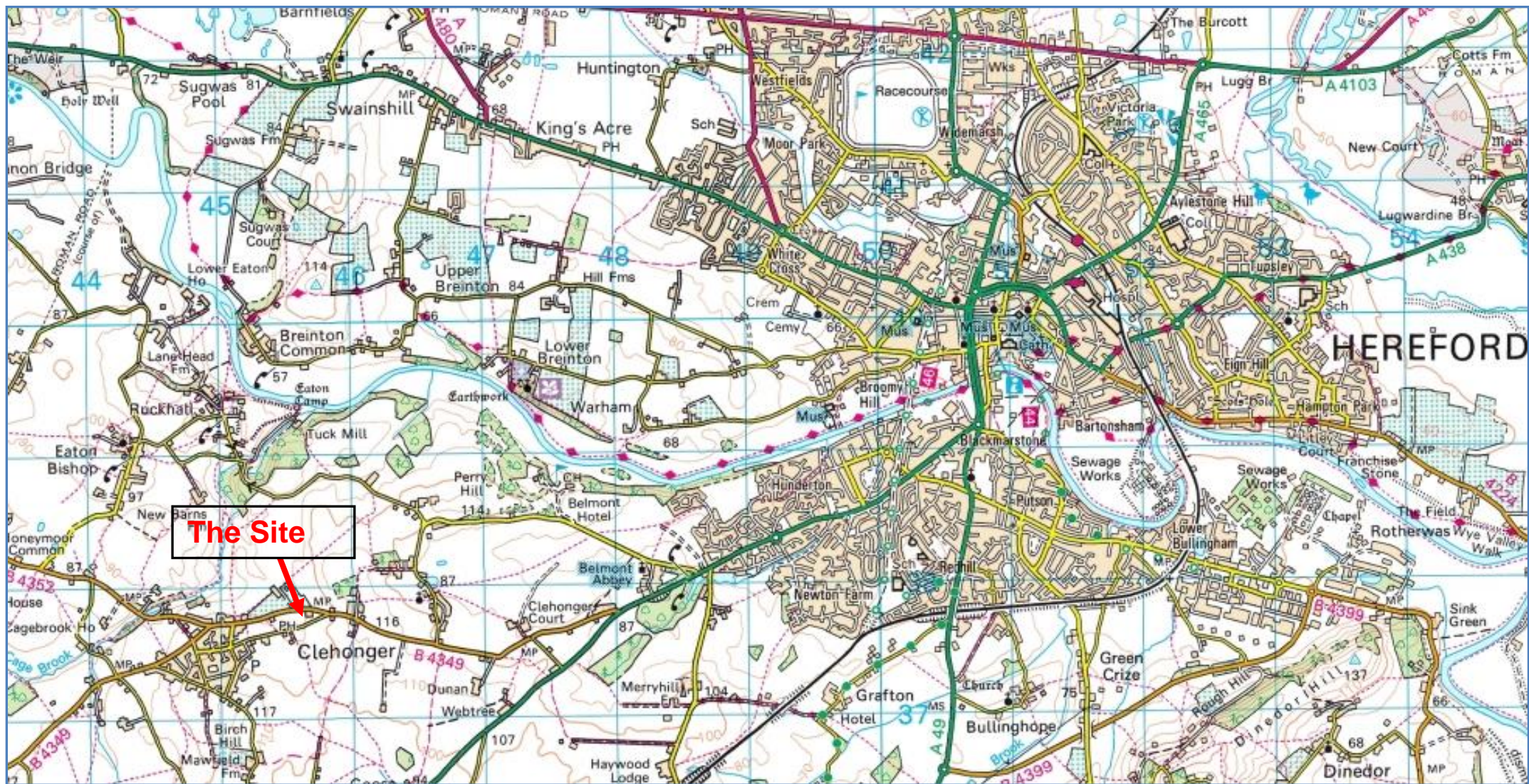


- - - APPLICATION BOUNDARY
- PROPOSED HOUSING DEVELOPMENT
- PUBLIC OPEN SPACE AND LANDSCAPE STRUCTURE
- EXISTING HEDGEROW RETAINED
- HEDGEROW REMOVED 2.4 METRES APPROX.
- POTENTIAL VEHICLE ACCESS
- EXISTING FOOTPATH CH1Z
- PROPOSED FOOTPATH LINKS
- POTENTIAL PRIMARY ACCESS ROAD
- EXISTING TREES RETAINED AND PROTECTED DURING BUILD
- PROPOSED TREE PLANTING
- PROPOSED HEDGEROW PLANTING
- ATTENUATION POND



SARAH KEMP
 LANDSCAPE
 ARCHITECT
 SA 014 LA 011
 Tel: 01453 889555

DEVELOPMENT FRAMEWORK
 GOSMORE RD. / B 4349
 CLEHONGER HEREFORDSHIRE
 SCALE 1:500 AT A1
 DRAWING SK 14.03.02



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Hereford Branch

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Hereford HR1 2PQ

Tel: 01432 356 161

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Hay-on-Wye Branch

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