

# Greenfield Residential Development Land



| Property Consultants

Land off Madley Road, Clehonger, Herefordshire HR2 9TE

- Outline planning permission for up to 90 dwellings
- Site Area 12.92 Acres (5.23 Hectares) Approx.
- Data Room: [www.brutonknowlessites.co.uk](http://www.brutonknowlessites.co.uk)

On behalf of





# Land off Madley Road, Clehonger, Herefordshire HR2 9TE

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## LOCATION

(Sat Nav: HR2 9TE)

The site is located to the north of the village of Clehonger, off Madley Lane (B4349), which is approximately 4 miles south west of Hereford, Herefordshire. The B4349 is the main road that passes through the village and the site is situated on a triangle of land at the junction of the B4349 and B4352.

Clehonger benefits from a primary school, village store & post office, village hall, park and pub. Transport connections are good with a regular bus service running adjacent to the site and Hereford Railway Station providing national services some 4 miles distant. The A49 to the south provides access to the M50 (Junction 4) motorway (16 miles) connecting to the M5 motorway (Junction 8) and links to Worcester to the north and Tewkesbury and Gloucester to the south.

## DESCRIPTION

Extending to approximately 5.23 hectares (12.92 acres), the site is relatively flat although its north western boundary falls towards Cage Brook to the north,

The site comprises five fields, of which four are pastoral and the other an existing mature orchard located centrally within the site that is to be retained as part of the proposed scheme. To the north of the site the land drops towards Cage Brook, and B4352, which defines the northern boundary of the site. Cage Brook lies within a well wooded corridor that runs east to west, north of the site.

The eastern boundary is bordered by a well maintained mature hedgerow and a narrow track road that serves a small collection of dwellings. The southern boundary is delineated by mature trees and vegetation, with a mature hedgerow along the eastern boundary.

## PLANNING

The site benefits from outline planning permission for up to 90 dwellings, granted upon appeal on 17th November 2016 (Ref: APP/W1850/W/15/3140016), with the terms of the application (Ref: P141964/O).

The local planning authority is Hereford Council.

## PROPOSED SCHEME

Providing up to 90 dwellings, the masterplan (overleaf) illustrates the developable area for a 90 unit scheme of 1-5 bedroom properties with integrated public open spaces and a mature orchard. The majority of the POS is positioned to the north near the proposed attenuation pond.

## SECTION 106 SUMMARY

A unilateral undertaking confirms contributions including;

- Sustainable Transport Contribution of £72,100
- Education Contribution- figure dependant on aggregate number of open market dwellings and bedrooms with a Reserved Matters application
- Layout of POS

The scheme is to provide 35% affordable housing, mixed:

- 78% affordable rent
- 22% Intermediate

## SERVICES/ABNORMALS

- WPD electricity connection and diversion quote of £114,676 Inc. VAT
- Gas connection quote of £16,829.36 exc. VAT
- Contribution to Welsh Water to connect into sewer, figure to be confirmed.

## VAT

VAT will be chargeable on the purchase price.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the south west corner of the site adjacent to the entrance of the property 'Shark House'.

A 'Data Room' has been prepared that provides detailed information on planning, ground investigation, method of sale, topographical survey, ecology, detailed drawings, title information and other surveys.

Please email [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) for further information.

## LEGAL INFO

The site is offered freehold with vacant possession. A legal undertaking for vendors legal costs will be required.

## AGENT FEES

Bruton Knowles fee of 1% of the Purchase Price is to be payable by the Purchaser upon unconditional exchange. Please make an allowance for this within your offer for the site

## TERMS

The site is offered for sale by Informal Tender, with unconditional offers invited.

Tenders should be submitted by email to [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Bids should be in accordance with the 'Financial Proposal Form' contained in the Data Room, and be received by Bruton Knowles prior to **Noon on Tuesday 15th August 2017.**

## SUBJECT TO CONTRACT

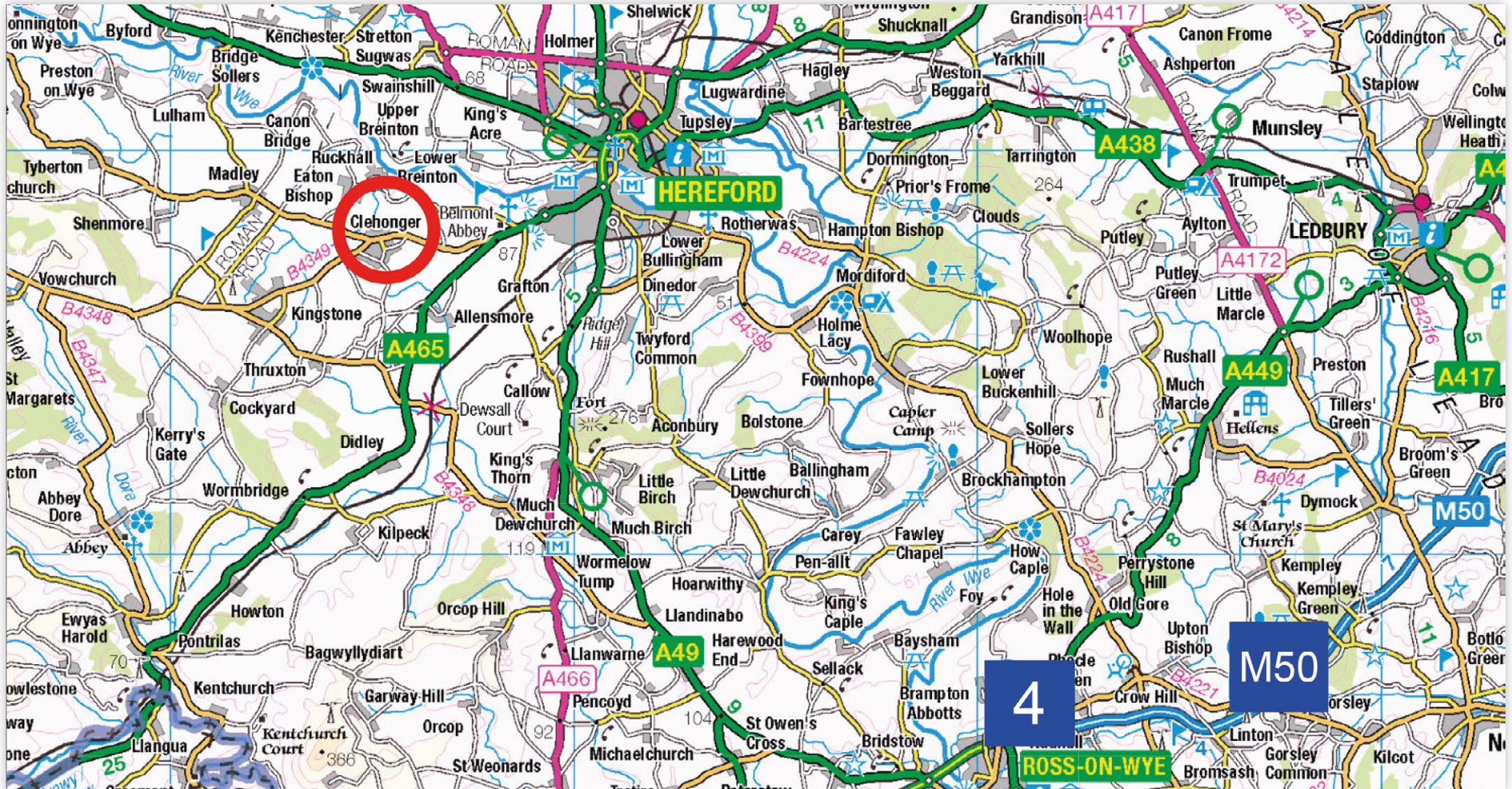
**JUNE 2017**

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