



Woodside Development Site Shobdon, Herefordshire, HR6 9NL

A superb residential development opportunity in a premium desirable location within the village of Shobdon with planning consent for a replacement spacious four bedroom detached bungalow with possibility of increasing to two dwellings.

- Superb residential location and excellent position in the village of Shobdon •
 - Very accessible to the towns of Presteigne and Leominster •
 - 1 No. premium four-bedroom detached bungalow consented •
- Additional application for 2 No. bungalows recommended for approval and pending •
 - Extending to 0.34 acres (0.14ha) •



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Woodside Development Site

Shobdon, Herefordshire, HR6 9NL

An exciting opportunity to acquire a development site providing for the construction of a replacement modern architecturally designed high-quality detached four-bedroom bungalow with garage in the popular village of Shobdon with possibility of increasing to two dwellings subject to consent being granted.

Woodside is well located within the centre of the village of Shobdon and directly accessed from the north side of the B4362 Presteigne road.

Mortimers Cross - 2 miles
Pembridge - 3.3 miles
Presteigne - 5.9 miles
Leominster - 8.1 miles
Ludlow - 12.8 miles
Hereford - 19.1 miles

Location & Situation

The development site enjoys an excellent accessible location within the popular village of Shobdon, with the existing Woodside bungalow positioned within the centre of a generous triangular plot.

The village of Shobdon is well accessed on the Presteigne road and offers an excellent range of local amenities including Shobdon Primary School, Village Hall, Post Office and Premier shop and the popular Bateman Arms public house providing drinking, dining and accommodation. Mortimer's Cross just two miles east of the property offers the Grange pub and the renowned Luctonians Rugby Club.

The proposed new dwelling will replace the existing bungalow on site, set back from the north side of the B4362 Presteigne road which connects to Presteigne to the west and to the A4110 at Mortimer's Cross two miles to the east. Pembridge is positioned just 3.3 miles to the south providing access to the A44.

A Sale Plan showing the location is on the rear of the Brochure.



Description

Woodside Development site will provide a modern styled, architecturally designed detached four-bedroom bungalow of an appealing character and design to replace the existing bungalow on site. The new dwelling will benefit from an extensive garden curtilage extending to approximately 0.34 acre.

The bungalow will also benefit from a detached double garage on site.

The proposed elevations & floorplans of the bungalow are set out opposite, with the proposed accommodation set out over one floor. The proposed accommodation includes an entrance hall, cloakroom, storage cupboards, utility, extensive open plan kitchen/dining/sitting room, independent sitting room, three standard double bedrooms, a family bathroom and a principal double bedroom with extensive walk-in wardrobe and ensuite shower room.



The layout has been designed to provide a spacious, modern detached four-bedroom family home with useful extensive double garage adjacent. The dwelling will benefit from being in a thriving rural village setting with good connectivity and within walking distance from the local amenities, providing strong appeal in the local market.

The gross internal area for the dwelling extends to approximately 183.5sq.m + 35sq.m double garage.



Planning Information

Planning Consent was granted under Planning Application Reference P230467/F (230467) dated 4th September 2023, for the 'Proposed replacement bungalow' at Woodside.

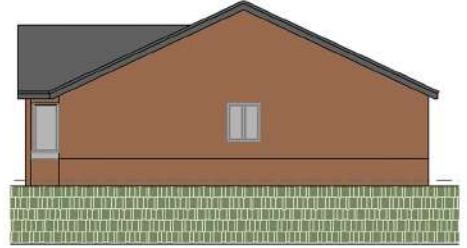
A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Herefordshire Council's website.

A second application has been submitted by the vendors under Planning Application Reference P230145/F for the "Demolition of existing bungalow and construction of 2 no. bungalows" (a three bedroom (GIA 86sq.m) and a two bedroom (GIA 58sq.m)) which has been recommended for approval by Herefordshire Council, subject to phosphate credits becoming available.

Proposed Elevations & Floor Plans



elevation south



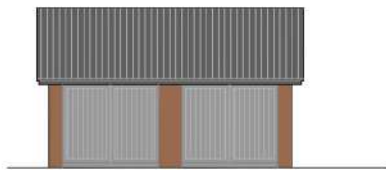
elevation east



elevation north



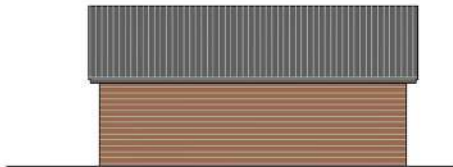
elevation west



elevation west



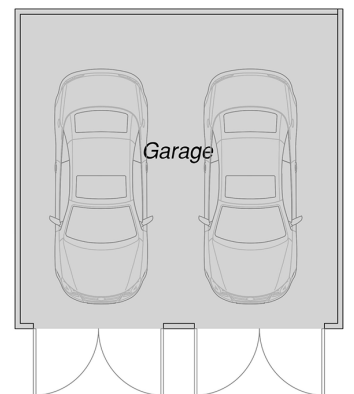
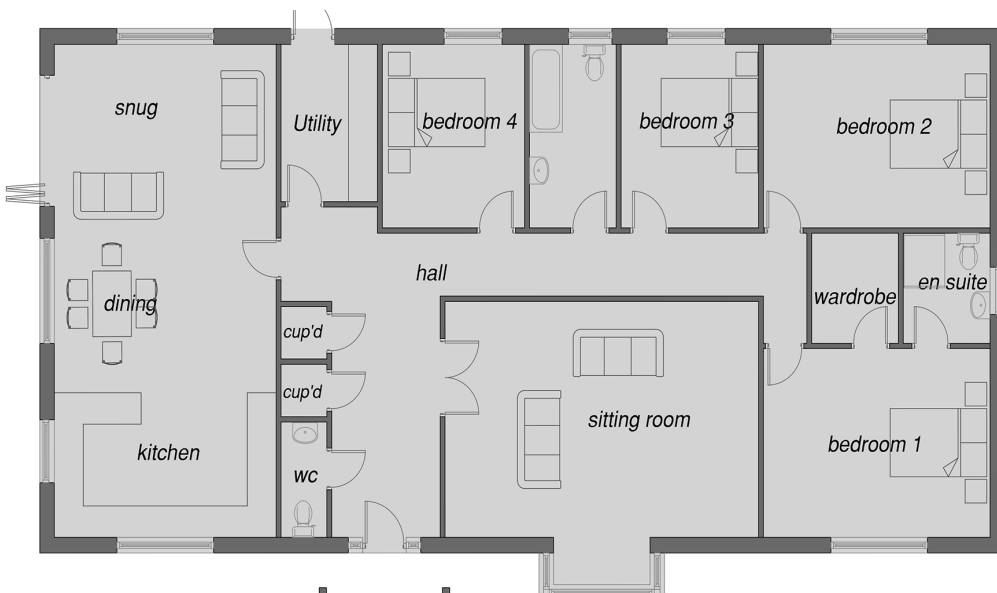
elevation south



elevation east

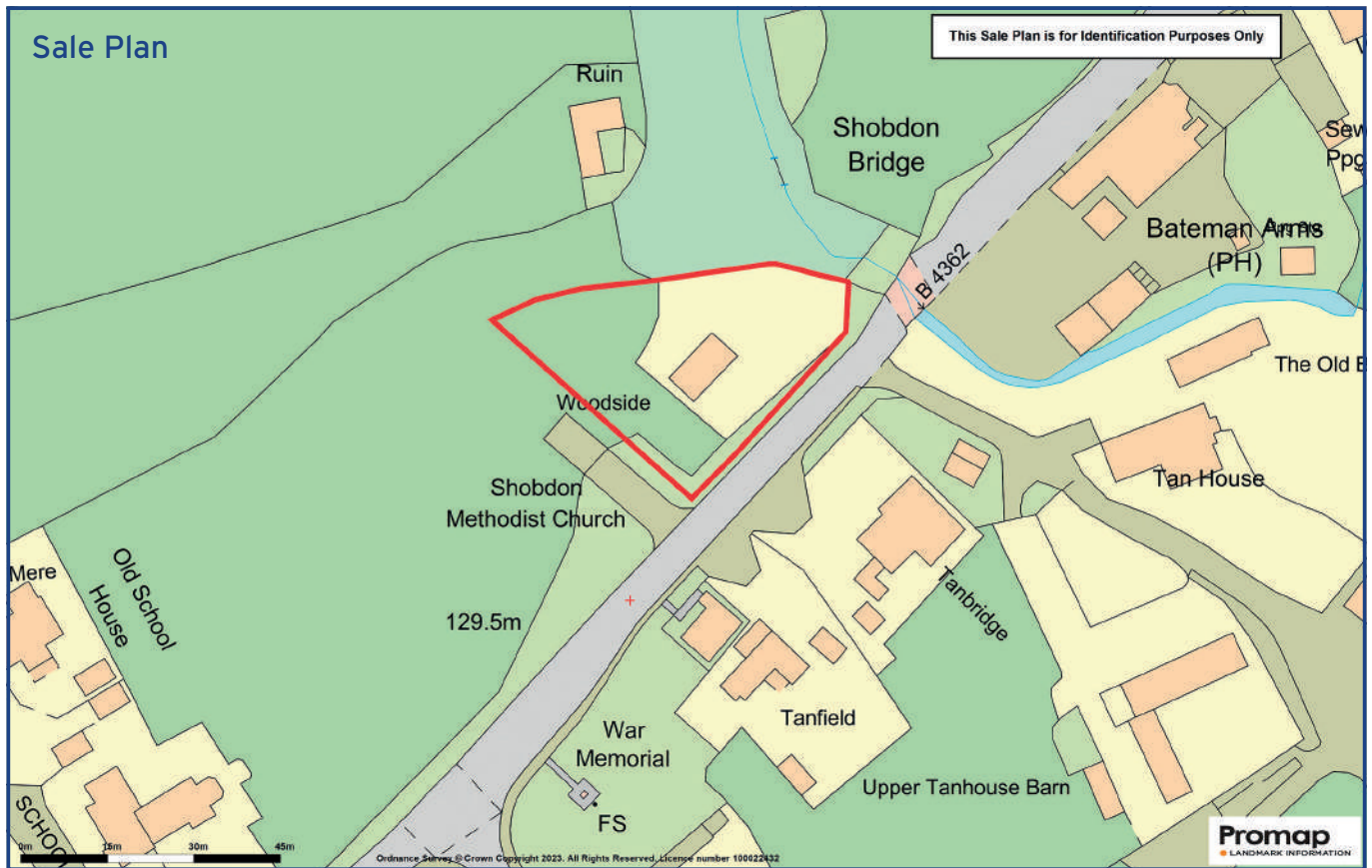


elevation north



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Services

Electricity, and mains water are connected. Foul drainage will be to a package treatment plant. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way.

Sale Method

Woodside Development Site is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

From the A44 from the centre of Leominster proceed west on Bartons Cross Road. Pass over the Morrisons

Roundabout continuing onto the B4360. Continue for approximately 3.3 miles, then take the left hand turn at Cobnash in the direction of Aymestrey / Wigmore. Continue for 0.6 miles then at the T-junction turn right onto the A4110 in the direction of Aymestrey / Wigmore. Follow the A4110 north for 2.2 miles. At the Mortimer's Cross Crossroads turn left onto the B4362 signposted Presteigne / Shobdon. Continue for 1.9 miles entering the village of Shobdon. Once you pass the Bateman Arms on your left, the site will be immediately on your right-hand side.

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