



BRITISH  
PROPERTY  
AWARDS

2022  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN ROSS-ON-WYE

Land at Walford, Ross on Wye, HR9 5QP  
Offers In The Region Of  
£200,000

Land at Walford, Ross on Wye, HR9 5QP

An attractive parcel of land extending to just over 4 acres in the heart of the village of Walford, approximately 2.5 miles to the south of the market town of Ross on Wye. The land is a mix of some densely wooded areas as well as some open spaces, the floor of which is a mix of vegetation. The land offers a variety of potential future uses such as recreational purposes, rural activities, camping or development, all subject to the necessary required consents.

Description

This parcel of land sits adjacent to the settlement boundary of Walford (Houghton) as identified in the Herefordshire Unitary Development Plan. It is also close to a Special Wildlife Site within which is Coughton Marsh, a Site of Special Scientific Interest. A stream sits around the north-west and western boundaries and this is believed to be a former watercourse of the nearby River Wye. To the north-eastern boundary is the Wildlife Site as well as existing housing and the the south-east the site is bounded by the B4234.

Flood Risk

This area of land shows no potential flooding on the flood risk map and is deemed very low risk.

Planning Potential

Subject to approval from the local authority the site offers the potential for a variety of uses such as leisure or recreational business or residential development. Herefordshire Local Plan Core Strategy 2011-2031 contains targets for proportional housing growth and in the Walford settlement the target is for 91 dwellings to be built.

Amenities

The village offers a village hall, primary school, church, children's play area and public house.

Services

No mains services are believed to be connected to the site.

Local Authority

Herefordshire Council, 01432 260000.



#### Money Laundering Regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**Tenure**  
Freehold

#### N.B.

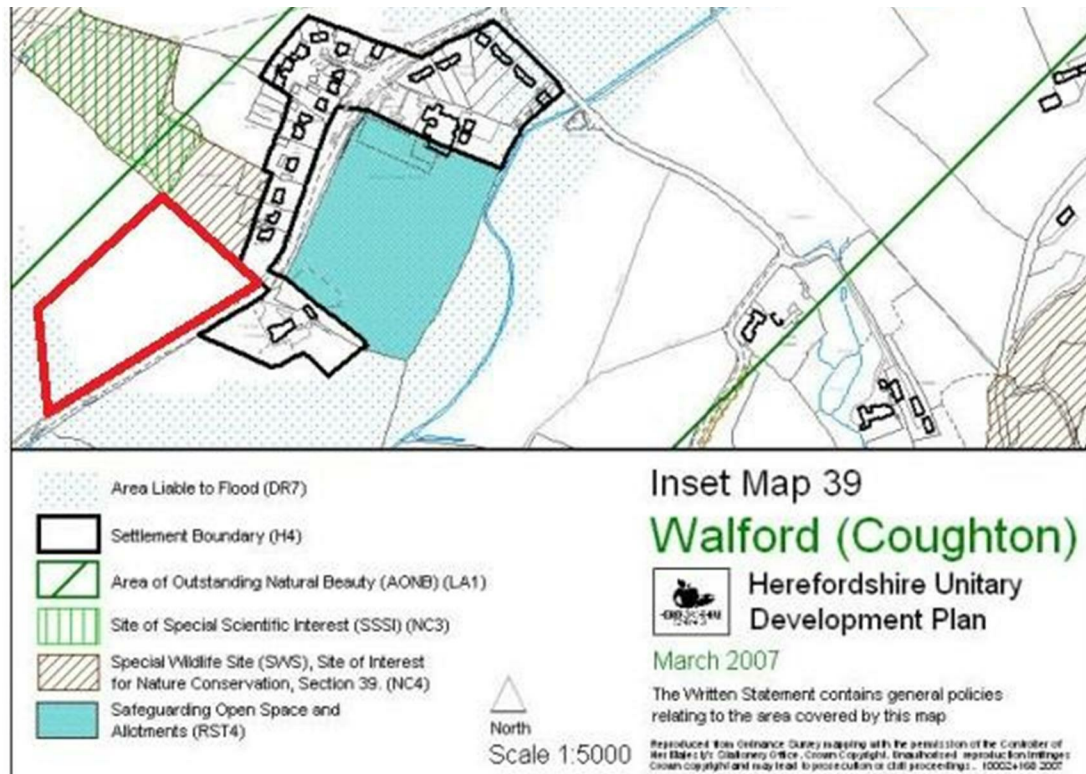
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

#### Viewing Arrangements

Viewing is strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666. No unaccompanied access to the site should be attempted, however potential purchasers are welcome to 'drive by' and view the site from the road.

#### Directions

From Ross town centre proceed south heading along Copse Cross Street, Walford Road and out of town on the B4234. Upon entering the village of Walford continue past the primary school, around the right hand bend then the land will be found on the right hand side. Note: Off-road parking is possible in the lay-by outside the primary school.



## Area Map



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Hereford**  
T 01432 274300  
E [hereford@trivett-hicks.com](mailto:hereford@trivett-hicks.com)  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E [ross@trivett-hicks.com](mailto:ross@trivett-hicks.com)  
53 Broad Street  
Ross-on-Wye  
HR9 7DY