



DEVELOPMENT SITE
St Owens Cross HR2 8LQ



Development Site

For Five Dwellings

St Owens Cross

Herefordshire

HR2 8LQ

An excellent development opportunity with detailed planning permission for five very attractive and individual houses in a sought-after location with far reaching views on the edge of this small village.

Guide Price £475,000

Situation and Description - This attractive and well-situated site offers an outstanding opportunity for investors, builders and developers alike, and currently has detailed planning for five individual properties. The current plans were designed by Hook Mason, a highly regarded local architect and will include three detached dwellings and two attached cottages. The site is well positioned within the village and lies close to a recently refurbished and now very popular gastro pub. The houses will have far reaching views and offer easy access to Monmouth, Ross on Wye and Hereford, which between them offer an extensive array of services and facilities.

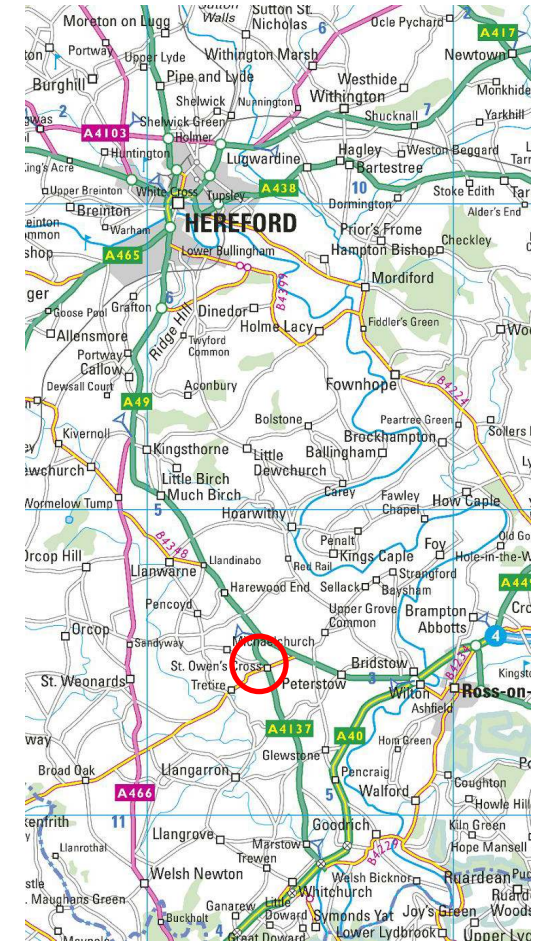
Full details of the approved permission can be found on the Herefordshire Council planning portal using planning application number P210426/F

Services and Considerations - to be connected, at the buyers expense but we understand mains water is in the highway and there is an electric supply to the edge of the site but connection will need to be obtained from Western Power .

Planning: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=210426&search-term=P210426/F

Directions - From Hereford proceed on the A49 south towards Ross on Wye passing through the villages of Much Birch and Harewood End. Take a right hand turning onto the A4137 to Symonds Yat and Monmouth and after approximately 1.5 miles, you will reach St Owens Cross. The entrance to the proposed development is immediately after the New Inn and approached through the car park entrance.

Application No. P210426/F —site area marked is approximate



46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

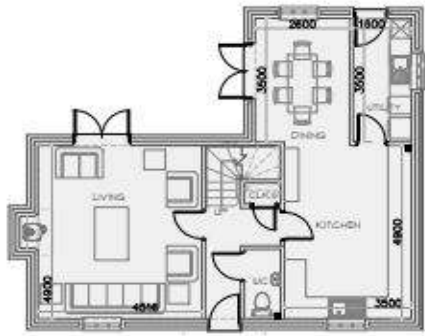
sales@brookesbliss.co.uk

brookesbliss.co.uk

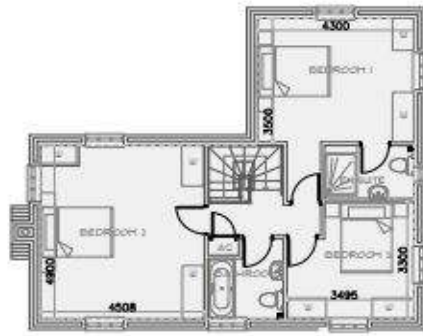
Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

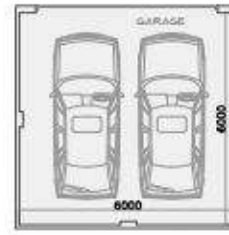
rightmove 



GROUND FLOOR
65.88 SQ. M.



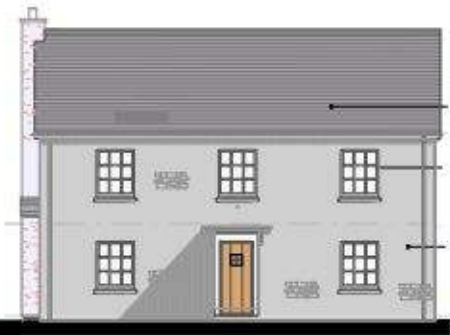
FIRST FLOOR
65.88 SQ. M.



GROUND FLOOR



ROOF PLAN

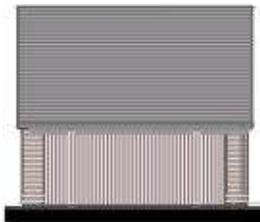


FRONT (NORTH EAST) ELEVATION



SIDE (NORTH WEST) ELEVATION

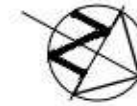
GARAGE ELEVATIONS



FRONT (SOUTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



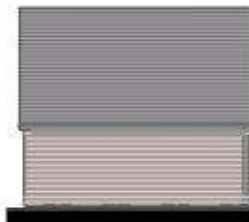
3 BEDROOM
1421 SQ' FT - 132 SQ' M
MATERIALS:
WALLS : RENDER WITH STONE PLINTH
ROOFS : SLATE
JOINERY : PAINTED TIMBER



REAR (SOUTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



REAR (NORTH EAST) ELEVATION



SIDE (NORTH WEST) ELEVATION



hookmasonarchitecture

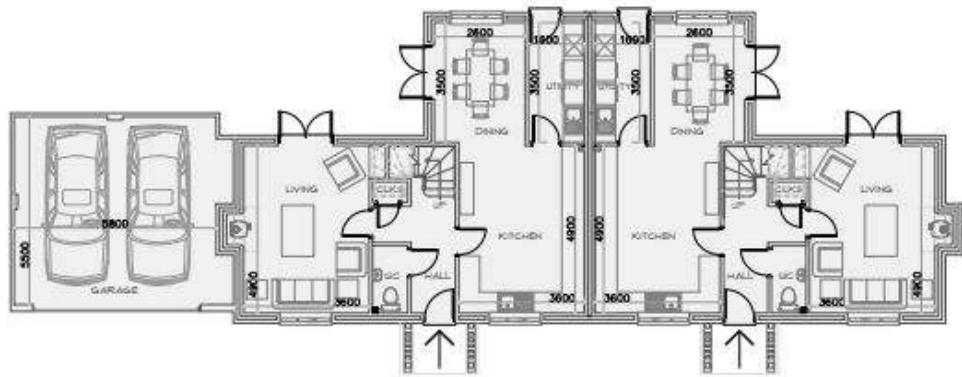
Hook Mason Limited t. 01432 352299
Studio 2, Thorn Office Centre f. 01432 352272
Rotherwas, Hereford e. info@hookmason.co.uk
HR2 6JT w. hookmason.co.uk

R L DEVELOPMENTS

PROPOSED DEVELOPMENT AT NEW INN,
ST OWEN CROSS
HEREFORDSHIRE HR2 8NP

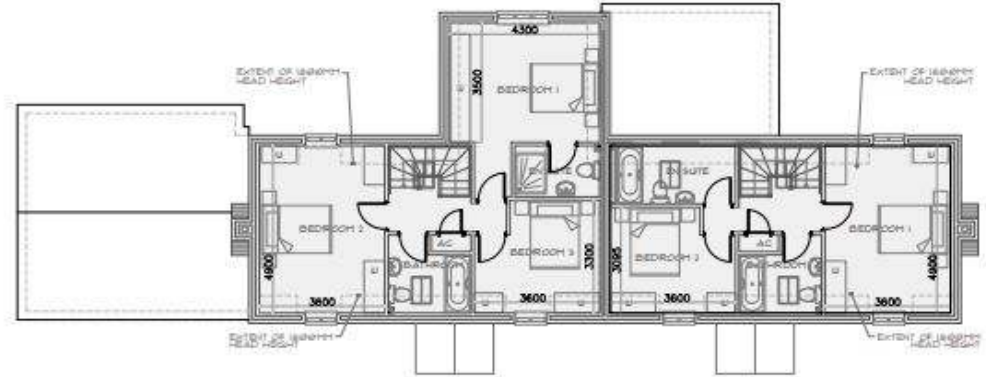
PROPOSED UNIT 1

SCALE @ A2 DATE DRAWING NO.
1:100 JAN 2019 1126-6
DO NOT SCALE FROM THIS DRAWING DRAWN BY: ZK CHECKED BY: CE



GROUND FLOOR
63.34 SQ. M.

GROUND FLOOR
63.34 SQ. M.



FIRST FLOOR
54.75 SQ. M.

FIRST FLOOR
39.16 SQ. M.



FRONT (SOUTH EAST) ELEVATION



SIDE (NORTH EAST) ELEVATION



3 BEDROOM
1270 SQ' FT - 118 SQ' M

2 BEDROOM
1103 SQ' FT - 103 SQ' M

MATERIALS:
WALLS - RENDER WITH STONE PLINTH
ROOFS - SLATE
JOINERY - PAINTED TIMBER



SCALE 1:100



REAR (NORTH WEST) ELEVATION



SIDE (SOUTH WEST) ELEVATION



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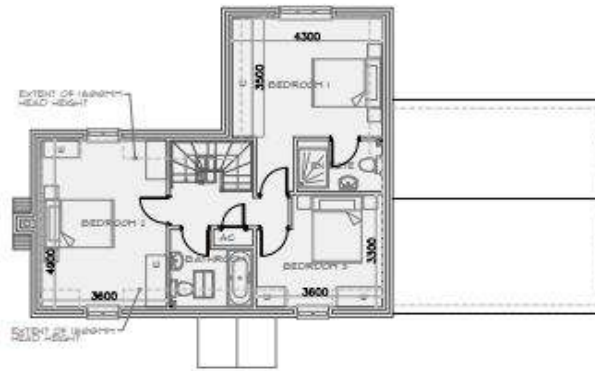
PROPOSED DEVELOPMENT AT NEW INN,
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HEREFORDSHIRE HR2 8NP

PROPOSED UNITS 2 & 3

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DO NOT SCALE FROM THIS DRAWING DRAWN BY: ZK CHECKED BY: CE



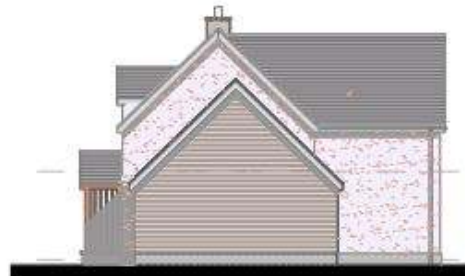
GROUND FLOOR
63.34 SQ. M.



FIRST FLOOR
54.75 SQ. M.



FRONT (SOUTH EAST) ELEVATION



SIDE (NORTH EAST) ELEVATION

3 BEDROOM
1270 SQ' FT - 118 SQ' M
MATERIALS:
WALLS : RENDER WITH STONE PLINTH
ROOFS : SLATE
JOINERY : PAINTED TIMBER



REAR (NORTH WEST) ELEVATION



SIDE (SOUTH WEST) ELEVATION



hookmasonarchitecture

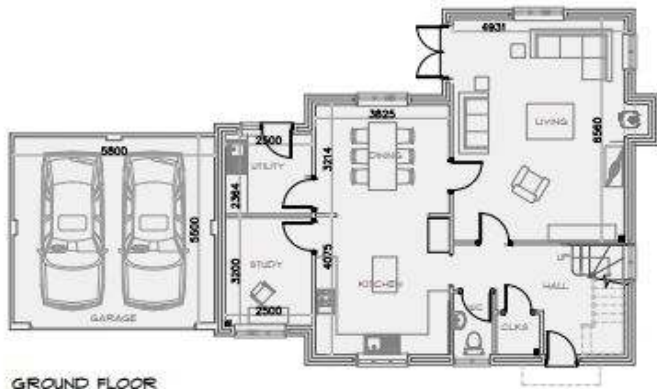
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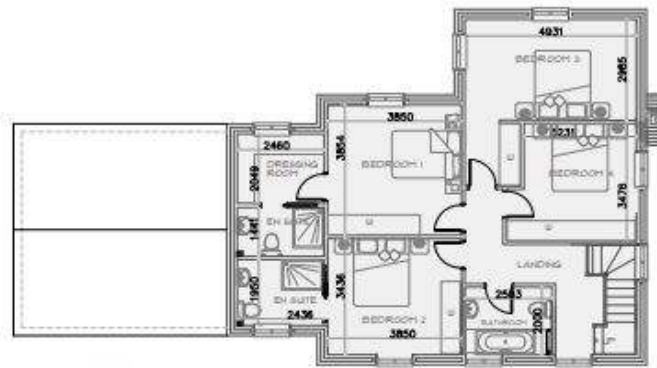
PROPOSED DEVELOPMENT AT NEW INN,
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HEREFORDSHIRE HR2 8NP

PROPOSED UNIT 4

SCALE @ A2	DATE	DRAWING NO.
1:100	JAN 2015	1126-8
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GROUND FLOOR
92.84 SQ. M.



FIRST FLOOR
92.84 SQ. M.



REAR (SOUTH WEST) ELEVATION



SIDE (NORTH WEST) ELEVATION



4 BEDROOM
1965 SQ' FT - 171 8Q' M



SCALE: 1:100

MATERIALS:
WALLS - RENDER WITH STONE PLINTH
ROOFS - SLATE
JOINERY - PAINTED TIMBER



FRONT (NORTH EAST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



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R L DEVELOPMENTS

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ST OWENS CROSS
HEREFORDSHIRE HR2 8NP

PROPOSED UNIT 5

SCALE @ A2 DATE DRAWING NO.
1:100 JAN 2015 1126-5
DO NOT SCALE FROM THIS DRAWING DRAWN BY: ZK CHECKED BY: CE