

# RESIDENTIAL DEVELOPMENT LAND

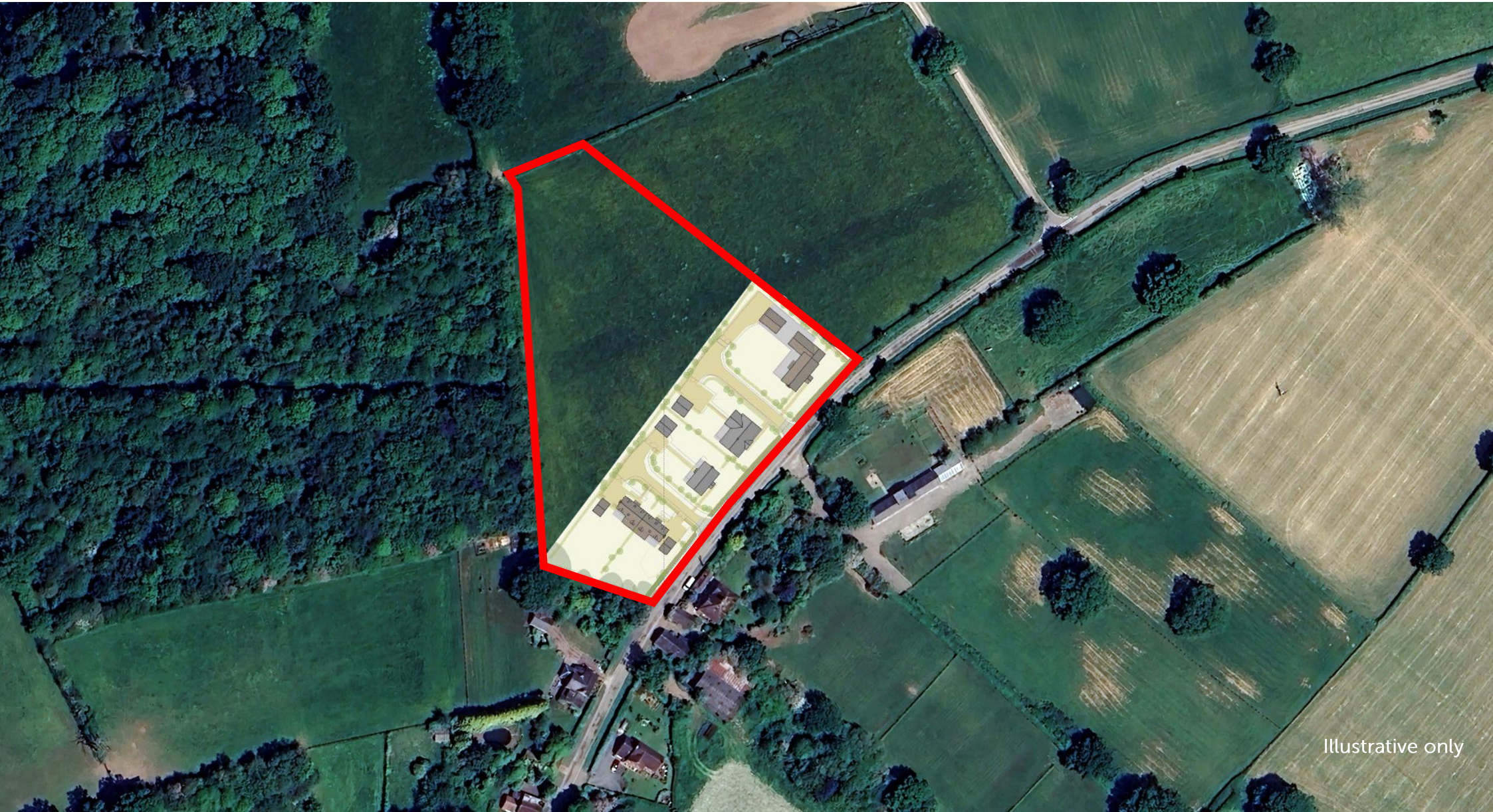


## Hatfield, Leominster, Herefordshire

Land adjacent to C1059, Hatfield, Leominster, HR6 0SG



Full Planning Permission for the construction of 5 no. dwelling houses within approximately 3.04 acres (1.23 ha)



Illustrative only

# Residential Development Opportunity

Land at Hatfield, Leominster, Herefordshire, HR6 0SG



## SUMMARY

- Full Planning Permission for 5no. dwellings
- Rare opportunity in a small rural village with good proximity to Leominster and Bromyard.
- On-site phosphate mitigation scheme.
- For Sale with 'Expressions of Interest' invited by Noon, 15<sup>th</sup> November 2024.

## LOCATION

Hatfield is a small rural village approximately 6.5 miles east of Leominster, within the Hatfield and Newhampton civil parish in North Herefordshire. The village is some 3 miles from the A44 Worcester Road, linking Leominster to Bromyard and Worcester to the east and Mid Wales to the west.

Larger villages within a 3-mile radius include Bredenbury with a primary school and village hall and Docklow with a public house. Bromyard and Leominster are both within a 15 minute journey offering shopping, dining and recreation opportunities, with Leominster also having a railway station.

## DESCRIPTION

The subject site is broadly triangular in shape and comprises pastureland extending to approximately 3.04 acres (1.23ha). It is located directly north west of the C1059 public highway. The site is to the east of the existing village, bound to the west by woodland and Curates Cottage to the south. A mature hedgerow and the road also border the site, with the northeast boundary currently unmarked on the ground.

## PLANNING

The site falls within the administrative area of Herefordshire Council. The subject site benefits from Full Planning Permission for 5 no. units. **P214539/F** – 'Proposed residential development of five dwellinghouses with associated vehicle access from C1059 together with drainage infrastructure and planting'.

Full planning permission was granted on 23<sup>rd</sup> July 2024.

## PROPOSED SCHEME

The scheme under P214539/F proposes a development of five dwellings, each incorporating car parking, cycle storage and private gardens. Each dwelling will be of high quality and innovative design to include a pair of semi-detached 2-bed homes, 1no. 3-bed bungalow and a further 2no. 3-bed dwellings. Each dwelling can be viewed on the Site Layout Plan 7872-02-K and corresponding drawings (prepared by Hook Mason Architects) found within the Data Pack and summarised via the table below:

Dwelling	Drawing & Beds	Sq.m.	Sq.ft.
1	7872-03-A (2 bed)	108	1,158
2	7872-03-A (2 bed)	108	1,158
3	7872-04-A (3 bed)	124	1,340
4	7872-05-A (3 bed)	115	1,233
5	7872-06-A (3 bed)	194	2,094

Approximately 1.29 acres of the 3-acre site will provide the developable area for housing. The remainder of the site will form a rewilding scheme with orchard and associated drainage features to provide an on-site phosphate-mitigation strategy. A package treatment plant (PTP) will discharge via a drainage mound to the north of the site. The cessation of farming on the site plus the planting of orchard trees providing an additional buffer demonstrates the scheme is nutrient neutral. Full details of the strategy are provided within the Information Pack.

The Vendor is in the process of discharging conditions relating to drainage and design. Once finalised, the site could be ready for construction without delay. Hatfield is a desirable village in a convenient but peaceful location – we anticipate good levels of interest for completed dwellings. Plot 5 has already received interest from a prospective purchaser for the completed dwelling.

## SERVICES

Mains water, electricity and telephone connections are available nearby. We have not carried out any tests as to the availability of any existing services and parties are to make their own enquires in this regard.

## SECTION 106 (S.106) / CIL

There is no requirement for affordable housing and there are no S.106 obligations. The site is not liable for CIL.

## LEGAL INFORMATION

Each party is to incur their own legal costs in respect of the transaction. The site forms part of the wider Land Registry title of HE67861.

## TERMS

'Expressions of Interest' are invited for the Freehold interest in the site. Bidders are asked to fill in the Expressions of Interest Form within the Data Pack.

### Guide Price: £550,000

Offers should be submitted to William Matthews by email: [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) and [Mike@mhconsultancy-estates.co.uk](mailto:Mike@mhconsultancy-estates.co.uk)

The deadline for offers is **15th November 2024**.

## FURTHER INFORMATION AND VIEWINGS

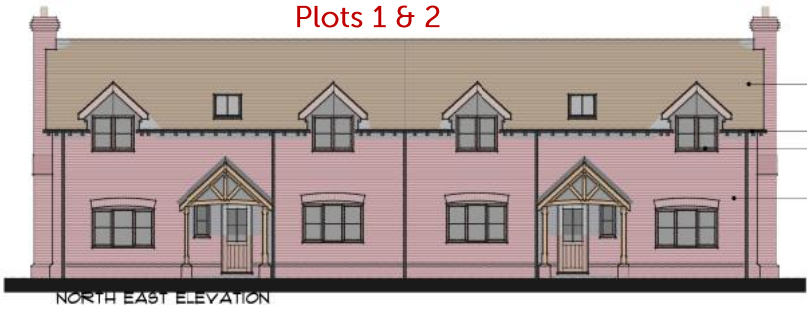
A 'Data Room' has been prepared that provides detailed technical and planning information to include surveys, drainage information and planning reports and drawings. For access, please email Ben Owen on [ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk) or Mike Harries at [Mike@mhconsultancy-estates.co.uk](mailto:Mike@mhconsultancy-estates.co.uk).

The land can be viewed via a gateway from the road. If you wish to walk the land, we would ask that viewers take a copy of this brochure along.

**what3words:** ///petal.interview.pairings

## SUBJECT TO CONTRACT – OCTOBER 2024

Plots 1 & 2



Plot 3

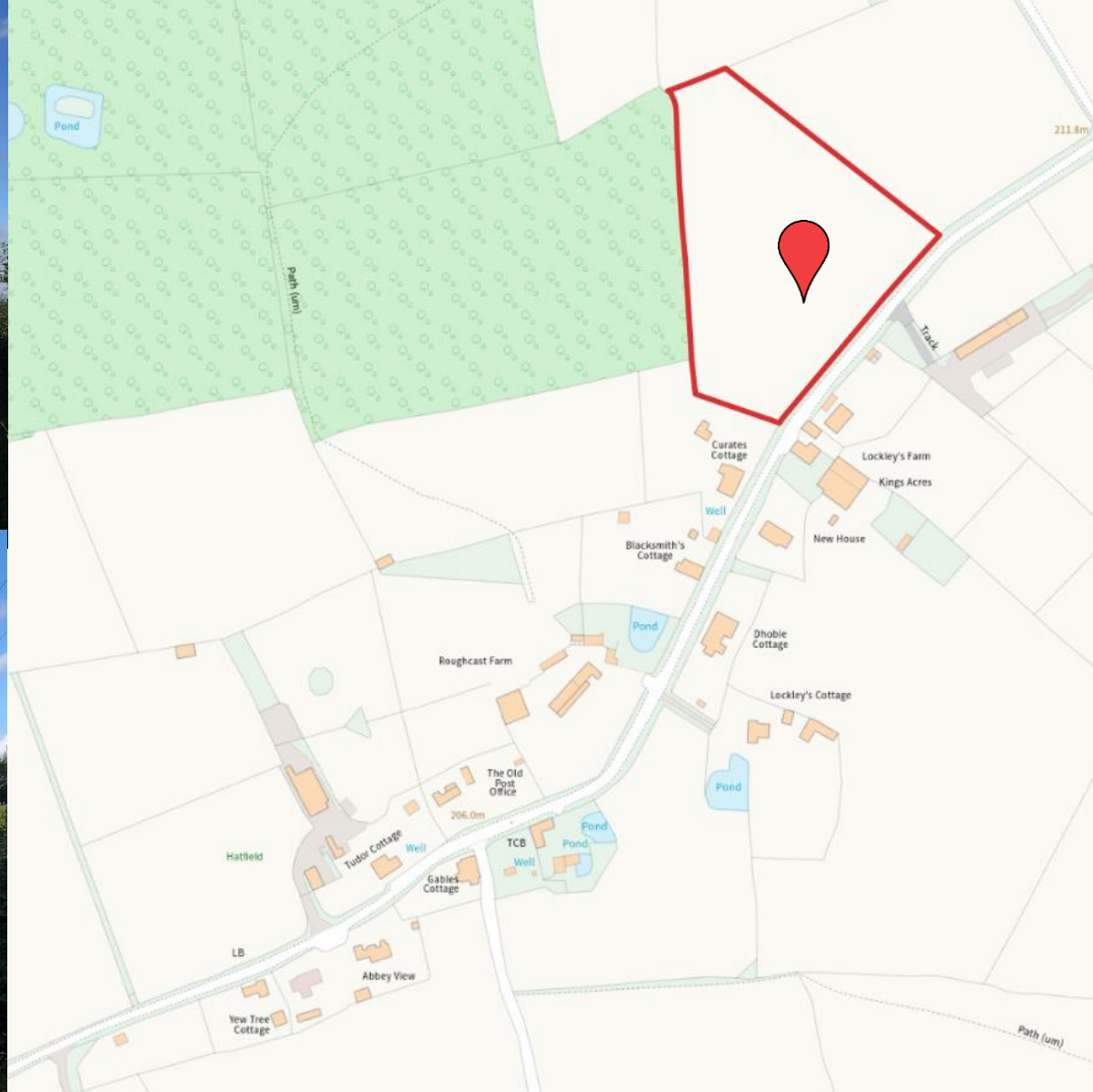


Plot 4



Plot 5





### Bruton Knowles

William Matthews BSc (Hons) MRICS - 07841 920434  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

Ben Owen BSc (Hons) – 01568 610007  
[ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk)



### Mike Harries Consultancy & Estates LLP

Mike Harries LLB  
07801 943994  
[mike@mhconsultancy-estates.co.uk](mailto:mike@mhconsultancy-estates.co.uk)



**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.