

EST. 1981

## Notes

Check this drawing is the latest revision.  
Do not scale from this drawing.  
Do not use the information on this drawing without checking all dimensions on site.  
Do not use any areas indicated for other valuation, purchase, sale or any other form of legally binding contract.  
Do not reproduce any part of this drawing without prior written consent.

## Designer's hazard identification

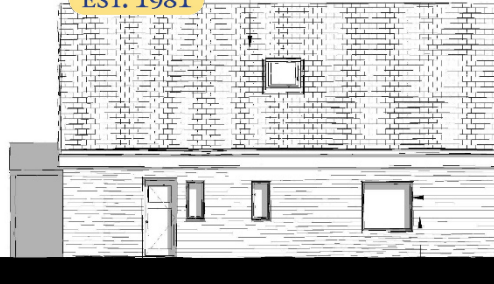
It is assumed that all works will be undertaken by a competent contractor working, where appropriate, to an approved method statement. In addition to the hazards typically associated with the types of construction detailed on this drawing, any known abnormal hazards specific to this drawing have been identified.



**1 East elevation**

1 : 100

Horizontal timber cladding - untreated Douglas Fir, allowed to weather naturally

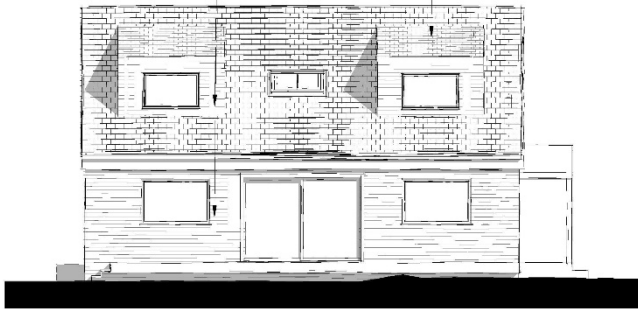


**2 North elevation**

1 : 100

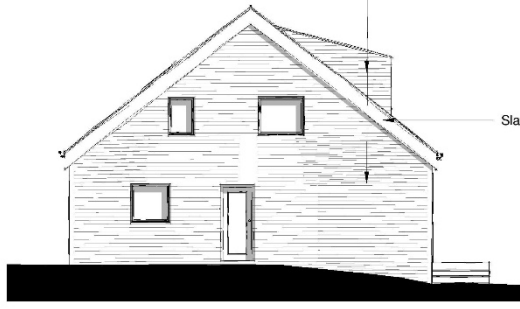
Horizontal timber cladding - untreated Douglas Fir, allowed to weather naturally

Slate grey aluminium window & door frames throughout



**3 South elevation**

1 : 100



**4 West elevation**

1 : 100

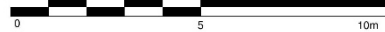
Slate grey eaves & verges



Greenleaf Architecture  
Rough Farm  
Garway Hill  
HR2 8HD  
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Project	New bungalow at The Ridge		
Client	Mr & Mrs Rowntree & Reid		
Dwg Title	Proposed elevations		
Dwg no.	207	GA 102	Revision
Scale	1 : 100 @ A3	Date	Mar 2021

Graphic Scale 1:100



**SINGLE BUILDING PLOT OF APPROACHING HALF ACRE WITH PLANNING PERMISSION FOR THE CONSTRUCTION OF A THREE BEDROOM DETACHED DORMER BUNGALOW**

**£175,000 Guide Price**

The Ridge, Bridstow, Ross-on-wye, Herefordshire HR9 6QF

**0.5 Acres**



# The Ridge

## Location:

The dispersed village of Bridstow has a thriving community spirit together with ancient stone church, village hall and noted primary school. Nearby Peterstow has a shop, post office and off licence, whilst both Ross town and the M50 motorway are just minutes drive away.

## Location & Description

The plot lies on the extreme westerly outskirts of the village of Bridstow and just over half a mile north east of the well served village of Peterstow. The market town of Ross-on-Wye is some 3 miles to the east, as are the connections to the M50 motorway and A40 dual carriageway, thus enabling fast communication to the motorway network. The plot has a glorious, south facing outlook over the pretty valley of the Wells Brook and offers a generous amount of land approaching half an acre with some mature trees already on the site.

## Village Amenities

Although technically within Bridstow, the village of Peterstow is closer to the site. Peterstow offers a range of amenities including local shop, post office and off licence, church/village hall, two excellent pubs, the Yew Tree and Red Lion, and a regular bus service to Ross, Hereford and Gloucester. The village of Bridstow has a beautiful ancient church, primary school and village hall. Bridstow is also well served by the same, regular bus service.

## Planning History & Consent

An application was made on the 9 August 2021 (application number P213085/F) and was granted on 12 April 2022 for the 'Erection of a new dormer bungalow on land adjacent to The Ridge' and is subject to 14 conditions as found on the decision notice. Grid reference 357219 - 22514

## Directions

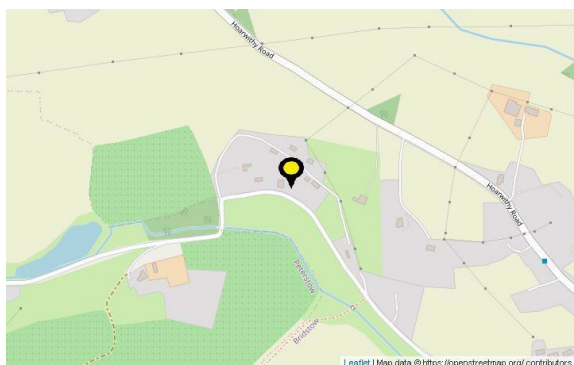
Leave the western outskirts of Ross at Wilton Round about (BP Service Station) taking the A49 towards Hereford. Carefully take the 2nd right turning, as signposted to Hoarwithy.

Proceed carefully through the bends taking the 2<sup>nd</sup> left turning (not Cosy Lane which is easy to miss on your left).

Having taken the 2nd left, proceed along this single track road for approx.

½ a mile and the plot is just before a cottage called "The Ridge" on your right hand side.

What3words: ///barrel.averages.refrained



## Services

Responsibility for the connection of services will lie solely with the purchaser although we believe that both mains water and electricity are close by.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

## EPC

The EPC rating for this property is N/A.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

**Ross-on-wye Office**  
30 Gloucester Road, HR9 5LE  
Tel: 01989 768 320

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.