

Prime Residential Development Land Southeast of Greyhound Close, HR2 OLD

Detailed Planning Permission for 8 No. of Dwellings on approx. 1.40 acres (0.57ha)

# Subject to Contract Offers Invited for freehold interest



### Location

For Sat Nav users: Postcode HR2 0LD

#### Situation:

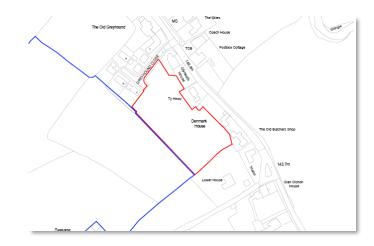
The site lies in the attractive rural village of Longtown, situated within Golden Valley South, Herefordshire. This greenfield parcel adjoins an existing residential development known as Greyhound Close which was delivered in early 2000's. The site is accessed through Greyhound Close, which immediately adjoins the main thoroughfare through Longtown.

Longtown hosts a well-served community with a cherished village shop, primary school, village hall, and traditional public house.

The subject land is located approximately 12 miles from nearby market towns Abergavenny and Hay-On-Wye. Hereford town centre is located approximately 20 miles northeast.

#### The Property:

The land totals approximately 1.40 acres (0.57 hectares) of Grade 3 agricultural land bounded by residential properties to the northwest, northeast and southeast, and borders open countryside, with an outstanding vista to the northwest. The extent of the property is shown edged red on the plan below.



#### Planning:

A detailed planning permission (Ref: P240468/F) for the construction of 8 no. of dwellings with associated access, parking and landscaping was granted on 8 July 2025, with no requirement for any affordable housing provision or planning obligations.

Full details are carried on Herefordshire Council's Planning Portal, and relevant planning information is included within the information pack.

#### Information Pack:

An information pack is available by way of an online transfer facility, to include: Planning and Supporting Technical Reports

Title & Plans

#### **Statutory Services:**

Interested parties should satisfy themselves about the availability and capacity, location and suitability of all statutory services to serve the site.

Overhead cables cross the site from the south-eastern boundary to the western boundary, the specifications and details of which are currently unknown. The purchaser shall be responsible for undertaking all necessary due diligence in relation to this infrastructure.

#### **Special Conditions:**

- 1. The sale will be subject to an Overage on agreed terms should the Purchaser develop the site for more than 8 units or increase the Net Sales Area of the consented scheme. The Uplift Clause will run for a period of 25 years and apply to multiple planning permissions.
- 2. The sale will be subject to the Vendors retaining access rights through the development, to facilitate access to the retained land.



#### Tenure:

Part of Freehold Title HE13841 with vacant possession upon completion.

#### **Anti-Money Laundering (AML) Regulations:**

The successful purchaser will be required to provide relevant information to satisfy the Agents AML statutory requirements when Heads of Terms are agreed.

#### VAT

The Seller has not elected to charge VAT on the proceeds, albeit reserves the right to do so prior to completion.

#### **Local Authority:**

Herefordshire Planning Services, Hereford Customer Services Centre, Blueschool House, Blueschool Street.

Telephone: 01432 260000

#### Method of Sale:

The freehold interest in the property is being offered for sale, and parties are invited to register their interest. A closing date for the submission of offers will be set by the Vendor, and all registered parties will be kept informed accordingly

Offers are Invited on an Unconditional basis.

An information pack has been assembled containing a suite of technical information. All prospective purchasers are encouraged to register their interest by requesting a copy of the Information Pack.

#### Viewing:

By appointment through the selling agents:

Contact: James Mordecai/Edward Williams

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com / edwardwilliams@hrt.uk.com

hrt.uk.com



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## Development



incorporating rawlins & madley

11-12 Jellicoe Court, Atlantic Wharf, Cardiff, CF10 4AJ 02922 671555 cardiff@hrt.uk.com





These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.