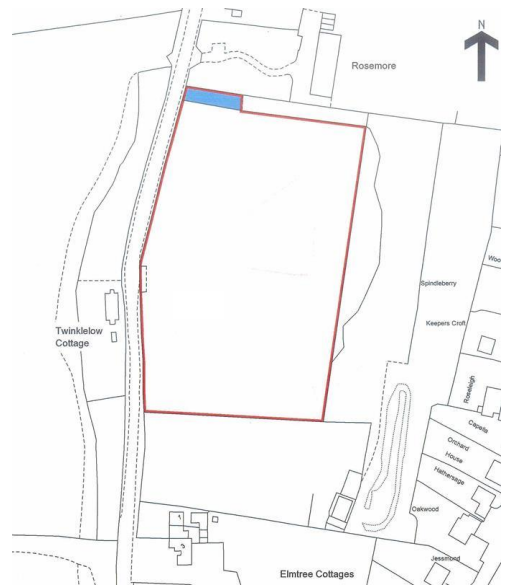


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**LOCATED ON THE EDGE OF THE POPULAR VILLAGE OF WELLINGTON HEATH WITH WONDERFUL FAR REACHING WESTERLY VIEWS. THIS INTERESTING RESIDENTIAL DEVELOPMENT OPPORTUNITY COMPRISING A FREEHOLD SITE EXTENDING TO APPROXIMATELY 3 ACRES**

## Development Land – Offers Based On £1,500,000

Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NB



# Development Land

---

## Location & Description

Wellington Heath is a very popular village with a thriving local community with amenities including a village hall, pub and a church. Ledbury is approximately 1½ miles distant and offers an excellent range of facilities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

## Property Description

Located on the edge of the popular village of Wellington Heath and within easy reach of the busy town of Ledbury an interesting development site extending to approximately 3 acres.

The sloping site commands wonderful westerly views and has the benefit of being zoned for residential development and is specified as an 'Allocated Site for House Development' in the Wellington Heath Neighbourhood Development Plan 2011-2031 (Section 9.5 on page 37), for either 5 four-bedroom dwellings or 7 three bedroom dwellings

## PLANNING PERMISSION

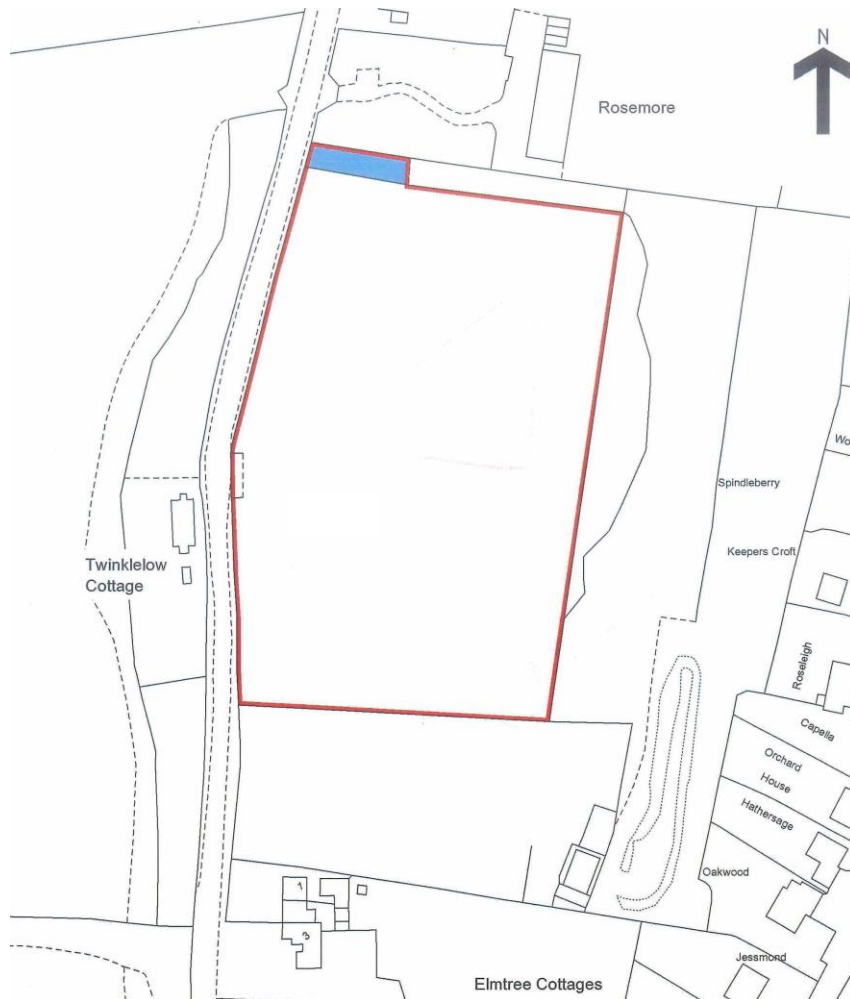
**OUTLINE PLANNING PERMISSION** which has now lapsed was granted by Herefordshire Council on the 15th February 2019 for the construction of a new access and erection of 5 detached dwellings and garages. Application No: 184105  
Copies of the decision notice and plans are available for inspection at the Agents Ledbury office.

Below is a section from the Wellington Heath Development Policy WH7 relating to this site.

- Given the sloping nature of the sites, and the visual sensitivity to views from the west, development should be sited to ensure that buildings do not break the skyline of the ridge.
- Development should be well screened along the Ledbury Road boundary and along internal service roads, by landscaping trees and hedgerows planted with native species characteristic of the area. Boundaries around and between the plots should be of hedgerow planted with native species characteristic of the area.
- Development of up to five 4-bedroomed or seven 3-bedroom houses or bungalows, or a mix of the two will be supported on site 19a south with associated large plot sizes.
- The hedgerow along the Ledbury Road next to site 19a south is to be restored with characteristic native species; access roads and driveways are to minimise the impact on the hedgerow and must be of a rural character.
- For safety, vehicles must be able to enter and leave the sites from the Ledbury Road in a forwards direction.
- Developments on site 19a south must assist in achieving safe routes for pedestrians and cyclists in accordance with policy WH16 - Footpaths. An urban-style pavement alongside the Ledbury Road is not acceptable. The difficulty of implementing a satisfactory route across multiple land ownerships is acknowledged.

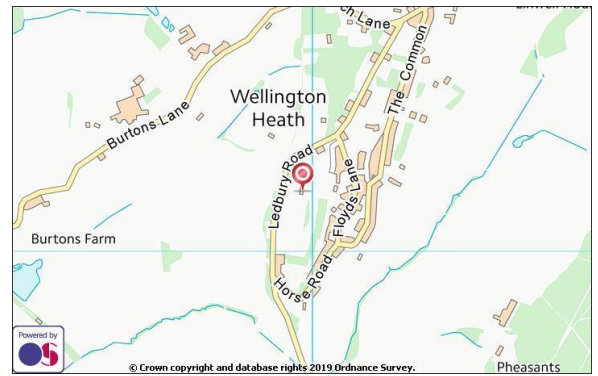
## AGENTS NOTE

It should be noted that there is a right of way over the area tinted blue on the attached plan in favour of the owners of the adjoining land to the east of the site for access purposes.



## Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station onto the Bromyard Road, proceed for a short distance and then turn right at Beggars Ash signposted to Wellington Heath. Proceed up the hill. Continue on past the right hand turning into Horse Road and the site will then be located on the right hand side.



## Services

We have been advised that mains gas, electricity, water and drainage are available within the village. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities.

## 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 formerly 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 John Goodwin's Ledbury Office (Tel: 01531 634648)



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

**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.