

**A FREEHOLD BUILDING PLOT EXTENDING TO APPROXIMATELY 0.5 ACRES WITH OUTLINE PLANNING CONSENT FOR 2 LOW-COST AFFORDABLE SEMI-DETACHED COTTAGES AND ONE LOW-COST AFFORDABLE DETACHED BUNGALOW IN A PLEASANT EDGE OF VILLAGE LOCATION BACKING ONTO FARMLAND WITH FINE OPEN VIEWS**

## Land Opposite Pippins - Guide Price: £200,000

Lowcop Lane, Peterstow, Ross-on-Wye, Herefordshire HR9 6LD

## Land Opposite Pippins, Peterstow

### Location

Set within rolling Herefordshire countryside, the popular village of Peterstow has a Post Office Stores, church, village hall and a public house. It lies within easy reach of the popular riverside town of Ross on Wye (approx.2.5 miles) which provides a good range of facilities. The city of Hereford (approx. 11 miles), Gloucester (approx. 20), Ledbury (approx. 15 miles) and Monmouth (approx. 10 miles) all provide further amenities.

There is a bus service to Hereford and Ross on Wye. There are also excellent road links via the A40 to South Wales and Gloucestershire, and the M50 linking to the M5 and the motorway system to all parts of the country.

### Property Description

A Freehold building plot extending to approximately 0.5 acres located on the edge of the village backing onto to open farmland and enjoying a wonderful outlook with fine far reaching views.

The plot has the benefit of outline planning consent for a pair of low-cost affordable semi-detached cottages and a low-cost affordable detached bungalow.

### PLANNING

OUTLINE PLANNING CONSENT was granted by Herefordshire Council in June 2023 for the proposed erection of two low-cost affordable semi-detached cottages and one low-cost affordable detached bungalow plus the construction of a new vehicular access and associated works.

Further details are available on the Herefordshire planning web site - **APPLICATION No: 223435**

### SECTION 106 AGREEMENT

It should be noted the the purchaser of this development site will be required to enter into a section 106 Agreement with the local planning authority.

### Services

It is understood that mains water and electricity are available. However, it is advised that interested parties should make their own enquiries with the relevant authorities for suitability for connection to the site.

### Tenure

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

### Directions

From the Agent's Ledbury Office proceed out of the town on the A449 Ross Road. On reaching the roundabout at Preston Cross proceed straight over signposted to Ross-on-Wye and Much Marcle. Continue along this road for approximately 8 miles passing through Much Marcle. On reaching the outskirts of Ross-on-Wye, proceed straight over the roundabout continuing on the A449. At the next roundabout proceed straight over onto the A40 signposted for South Wales and Monmouth. At the following roundabout take the third exit on to the A49 signposted Hereford. Continue for approximately 1.5 miles and on reaching Peterstow, continue on past the Yew Tree Public house and then take the first turning on the left. Proceed over the common and then bear left at the 'T' junction. The site will then be located after a short distance on the right hand side.

### General

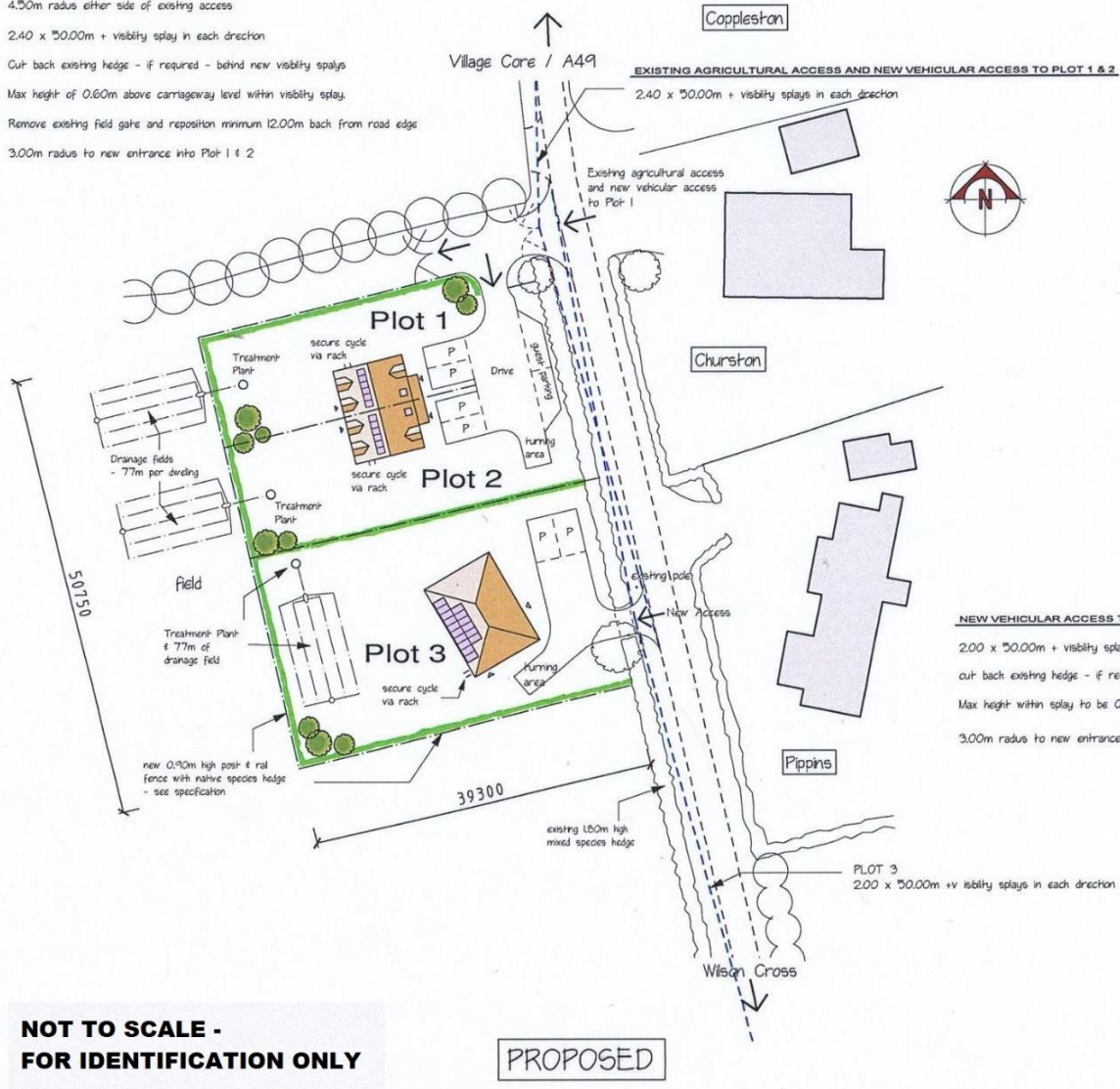
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

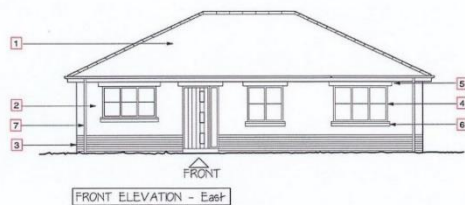
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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.



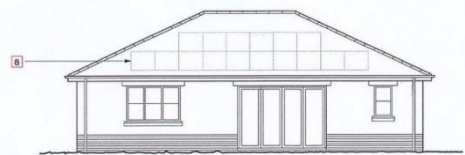
**VEHICULAR ACCESS TO PLOT 1 & PLOT 2**

- Surface of existing agricultural access upgraded
- 4.50m radius either side of existing access
- 2.40 x 50.00m + visibility splay in each direction
- Cut back existing hedge - if required - behind new visibility splay
- Max height of 0.60m above carriageway level within visibility splay.
- Remove existing field gate and reposition minimum 12.00m back from road edge
- 3.00m radius to new entrance into Plot 1 & 2





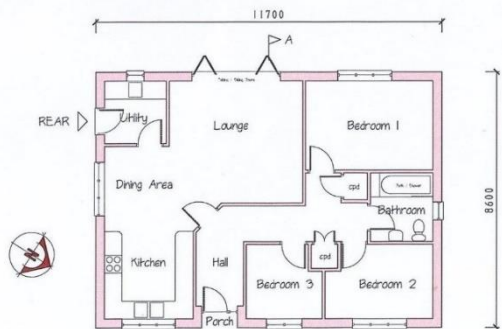
FRONT ELEVATION - East



REAR ELEVATION - West

**EXTERNAL FINISHES**

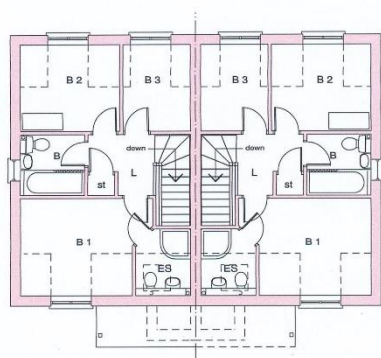
- 1 Artificial black slate
- 2 Through coloured ivory render
- 3 Facing Brick
- 4 Upvc windows / doors - grey ral 7015
- 5 Stone lintel
- 6 Stone sub sill
- 7 Black upvc gutters / downpipes
- 8 Solar Panels



FLOOR PLAN

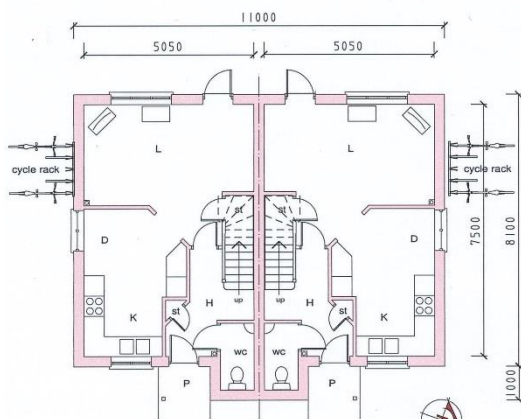
TOTAL EXTERNAL FLOOR AREA 100.62 m<sup>2</sup>

**NOT TO SCALE -  
FOR IDENTIFICATION ONLY**



First Floor Plan

- Internal floor area 37.80 m<sup>2</sup> per unit



Ground Floor Plan

- Internal floor area 38.84 m<sup>2</sup> per unit



Front Elevation

- EAST



Rear Elevation

- WEST

**EXTERNAL FINISHES**

- 1 Artificial black slate
- 2 Through coloured ivory render
- 3 Facing brick
- 4 Horizontal timber boarding
- 5 Composite aluminium entrance door - grey ral 7015
- 6 Upvc windows / doors - grey ral 7015
- 7 Stone lintel
- 8 Stone sub sill
- 9 Black upvc gutters / downpipes
- 10 Oak post
- 11 Velux rooflight
- 12 Electric vehicle charging point
- 13 Solar Panels

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

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

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