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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (10-15)
B (81-92)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (21-38)	F (36-40)
G (1-20)	G (41-45)



Waters Edge - DEVELOPMENT SITE
 Howle Hill, Ross-on-Wye HR9 5SP

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £650,000

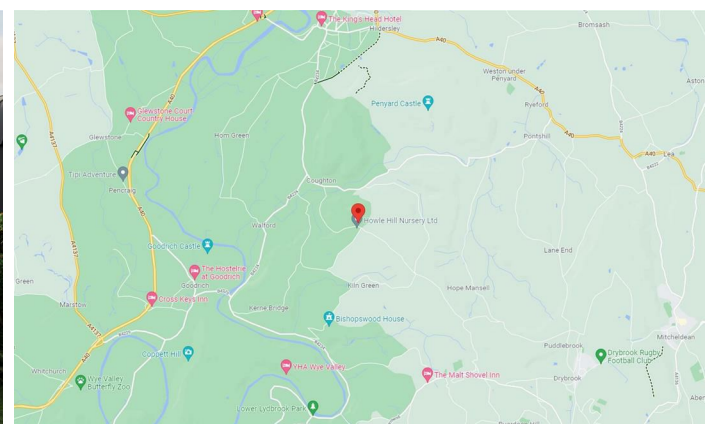
The site is FOR SALE VIA AUCTION with Knight Frank acting in conjunction with Steve Gooch as Joint Auctioneers. The auction will take place on Thursday, 11th July 2024, unless sold prior. CONTACT OUR OFFICE FOR FURTHER DETAILS.

Boasting an enviable location and set within beautiful Herefordshire countryside is a UNIQUE OPPORTUNITY to acquire a DEVELOPMENT SITE approaching 1.63 acres with FULL PLANNING PERMISSION to erect EIGHT INDIVIDUAL ARCHITECTURALLY DESIGNED FAMILY HOMES, comprising of SIX DETACHED PROPERTIES AND TWO SEMI DETACHED PROPERTIES.

FUSING TRADITIONAL and CONTEMPORARY DESIGN, the homes will feature a blend of organic materials from the stone walling, the wooden timber cladding, open plan living, floor to ceiling windows to the front of the properties which will undoubtedly throw in an abundance of natural light. It is at Howle Hill where traditional country will meet urban contemporary with eco credentials aplenty from the air source heat pump, improved wall insulation, and electric car charging points, to lead more sustainable lifestyles and benefit from lower running costs.

Howle Hill is a small hamlet which lies approximately 3 miles South of the bustling market town of Ross-on-Wye. Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.



The plot is surrounded by stunning, peaceful countryside. The plans show that each property has been carefully positioned to maximise the space and views on offer.

PLOT SIZES AND DETAILS

The current site of Water's Edge has planning permission granted for the erection of six detached and two semi-detached family homes with a range of sizes up to an impressive 2,450 sq ft.

PLOT 1

2 bedroom semi-detached property, 850 sq ft.

PLOT 2

2 bedroom semi-detached property, 850 sq ft.

PLOT 3

4 bedroom detached, 2 en-suites and garage - 2,087 sq ft.

PLOT 4

4 bedroom detached, 2 en-suites and car port - 2,125 sq ft.

PLOT 5

4 bedroom detached, 2 en-suites and garage - 2,087 sq ft.

PLOT 6

4 bedroom detached, 2 en-suites, car port and garage - 2,450 sq ft.

PLOT 7

Four bedroom detached, two en-suites and car port, 2,135 sq ft.

PLOT 8

Four bedroom detached, two en-suites, car port and garage, 2,441 sq ft.

NOTE

Please see planning reference P190316/F on the Herefordshire Council website for further details. Planning portal says Waters Edge, Sharman Pitch, Howle Hill, Ross on Wye, Herefordshire.

Planning permission was granted on 2 September 2021 for the erection of 8 architecturally designed dwellings. Subsequent approval has been given to discharge all precommencement conditions including Drainage, Ground work

investigation, Tree Protection Works, Biodiversity Enhancements and a Construction Management Plan. The approval of the surface and foul water drainage scheme has the approval by the Environment Agency in the form of an Environmental Permit. Full details of the above are available in the Auction Pack.

The discharge of the pre-commencement condition means that the purchaser is in the position to commence their groundworks immediately.

SHOPPING AND LEISURE

Close by are two excellent golf clubs and an array of other country and leisure pursuits. The countryside of Herefordshire, Gloucestershire and the Welsh Borders, are within easy reach. Superb fishing is found on the beautiful River Wye and the well known walks on the Malvern Hills and Brecon Beacons are only a short distance away.

COMMUTING

Ross-On-Wye - 3 miles
Gloucester - 18 miles
Hereford - 18 miles
Cheltenham - 25 miles
Newport - 33 miles
Worcester - 39 miles
Bristol - 51 miles

For the commuter, access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway and A40 / M4 linking up the Midlands, South Wales, the South West and London.

High speed trains can be taken from Gloucester or Cheltenham railway stations with direct journeys to London Paddington.

There are regular bus services to the surrounding areas.

SERVICES

To be implemented by the incoming purchasers.

LOCAL AUTHORITY

Council Tax Band: TBC
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property. Also to inform buyers that VAT is payable on this site.

AUCTION DETAILS

For further information -
<https://www.knightfrankauctions.com/property/251492/former-nursery-howle-hill-howle-hill-ross-on-wye-herefordshire-hr9-5sp/>

DIRECTIONS

From Ross-on-Wye, take the B4234 towards Walford and after approximately two miles, turn left towards Howle Hill and then taking the first right onto Sharman Pitch. Continue along this road for approximately one mile, where Howle Hill Nursery / Waters Edge, can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.