



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



Guide Price £275,000

Situated in a BEAUTIFUL POSITION IS THIS RARELY AVAILABLE BUILDING PLOT with FULL PLANNING PERMISSION to ERECT TWO X THREE BEDROOM DETACHED DWELLINGS, APPROX 1,400 SQ FT EACH, 1/5TH ACRE PLOT situated in a SUPERB UNSPOILT LOCATION with FIELDS SURROUNDING and LOVELY PANORAMIC VIEWS OVER THE HEREFORDSHIRE COUNTRYSIDE.

The small village of St Weonards is located in stunning Herefordshire countryside and benefits from a church and primary school. For more amenities and facilities the village is approximately 10 miles south of Hereford, 7 miles west of Ross-on-Wye and 8 miles north of Monmouth.



AGENT'S NOTE

There is potential of an individual access to the plots along the edge of the adjacent field. Speak to the office for further clarification.

DEVELOPER OBLIGATIONS / ACCOMMODATION WORKS REQ'D

As part of the development, planning requires for foul water to be discharged into the main drains which is located in the road along Church Hill. As part of this connection, the developer will also be required to connect 1 and 2 Church Hill into that mains drainage in place of the existing septic tank which is located broadly at point Y on the plan - conditions of sale are available from the agent's office. Please call us for further information.

As part of the development, the developer will excavate and create two parking spaces of 4.5m x 3.5m dimensions as indicated pink on the plan using a gravel "grid pave" system with under base, constructed in accordance with manufacturers recommendations. Such space to be fenced on three sides in sawn post and three sawn rails with sheep netting.

The developer will erect a picket fence with gates one metre from the frontage of No 1 and 2 Church Hill as shown on the plan. Such fence to be 4ft high in tanalised timber with centre divider and gates at either end.

PLANNING HISTORY AND CONSENT

An application was made on 12th June 2020 (application number 201837), grid reference 349405:224174. Permission was granted by Herefordshire Council on 2nd October 2020. Herefordshire Council have confirmed that the discharge of the pre commencement condition and the works to extend the driveway are sufficient to constitute a lawful implementation. This means that the planning permission is extant.

SERVICES

The vendor will provide a right for the developer to install foul water, telephone, mains water and electricity on their retained land in one service strip either as being between points A and B or C and D on the plan. This is subject to all services being installed underground to a depth in accordance with industry standards.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

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.

DIRECTIONS

From the Wilton roundabout at Ross-On-Wye (BP Garage), take the A49 towards Hereford. After passing through the village of Peterstow, bear left onto the B4521 as signposted towards Abergavenny. Carefully proceed over the crossroads at St Owens Cross and continue on the B4521. Approximately one mile after passing over a hump back bridge, take the right hand turning along a single track road towards St Weonards. On reaching the main Hereford to Monmouth road, turn right towards the village of St Weonards, taking the second left onto a one way road (just after the Post Office & Stores) and Church Hill (entrance) will be found approximately 150 yards down on the left hand side.

What3words:///earl.stilted.yoga

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.

