



Land adjacent to Hill View, Dinedor, Herefordshire, HR2 6LQ



**Land adjacent to Hill View
Dinedor
Herefordshire
HR2 6LQ**

Summary of features

- Low density residential development site
- Outline planning consent for six dwellings (two detached and two pairs)
- Site is generally level extending to approximately 4,241 sqm
- Water, electric and telephone are currently available adjacent to the site. Drainage scheme has been agreed.
- Existing vehicular access off the unclassified public highway
- For Sale by Informal Tender:
Tender Deadline 12 Noon Friday
17th February 2023
-

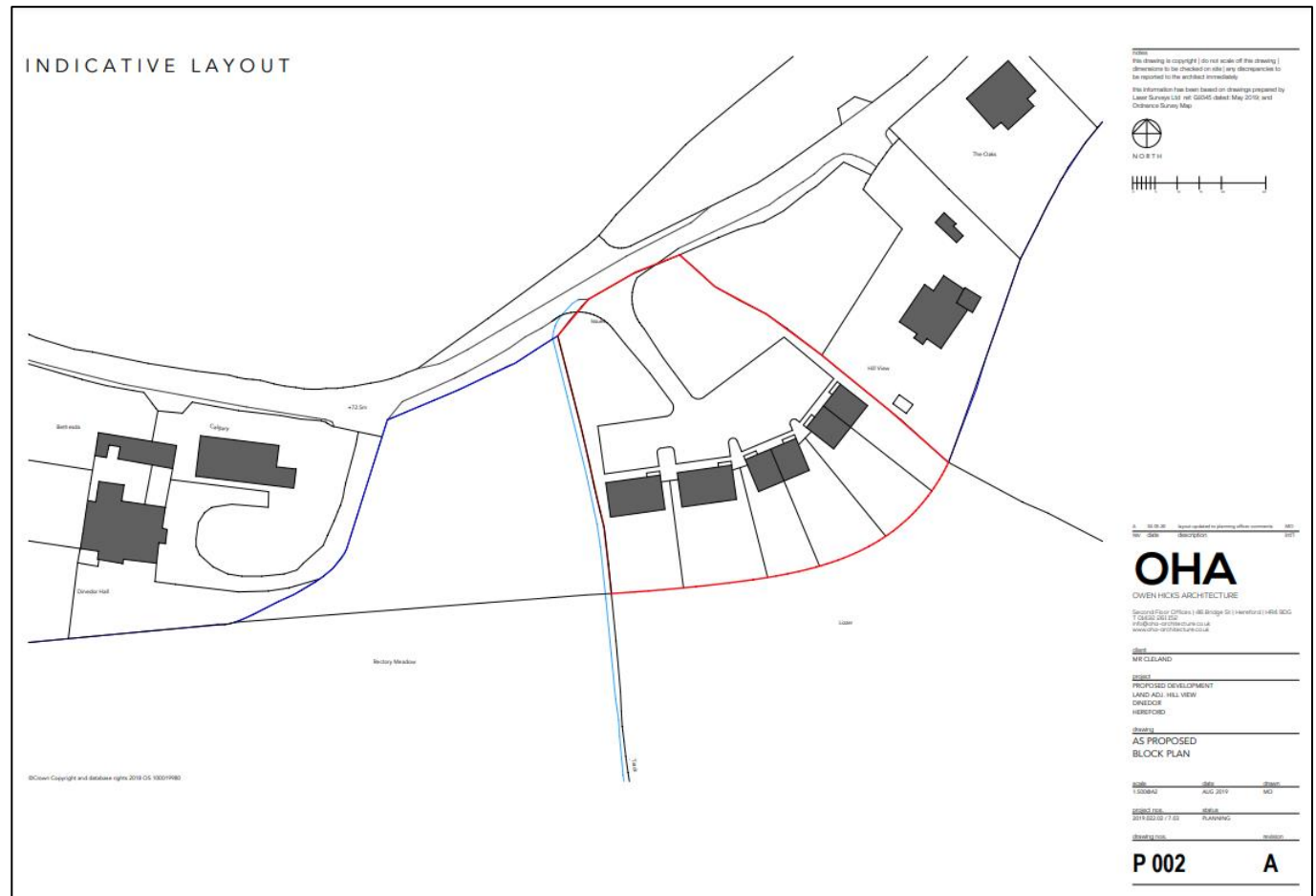
Guide Price: £600,000

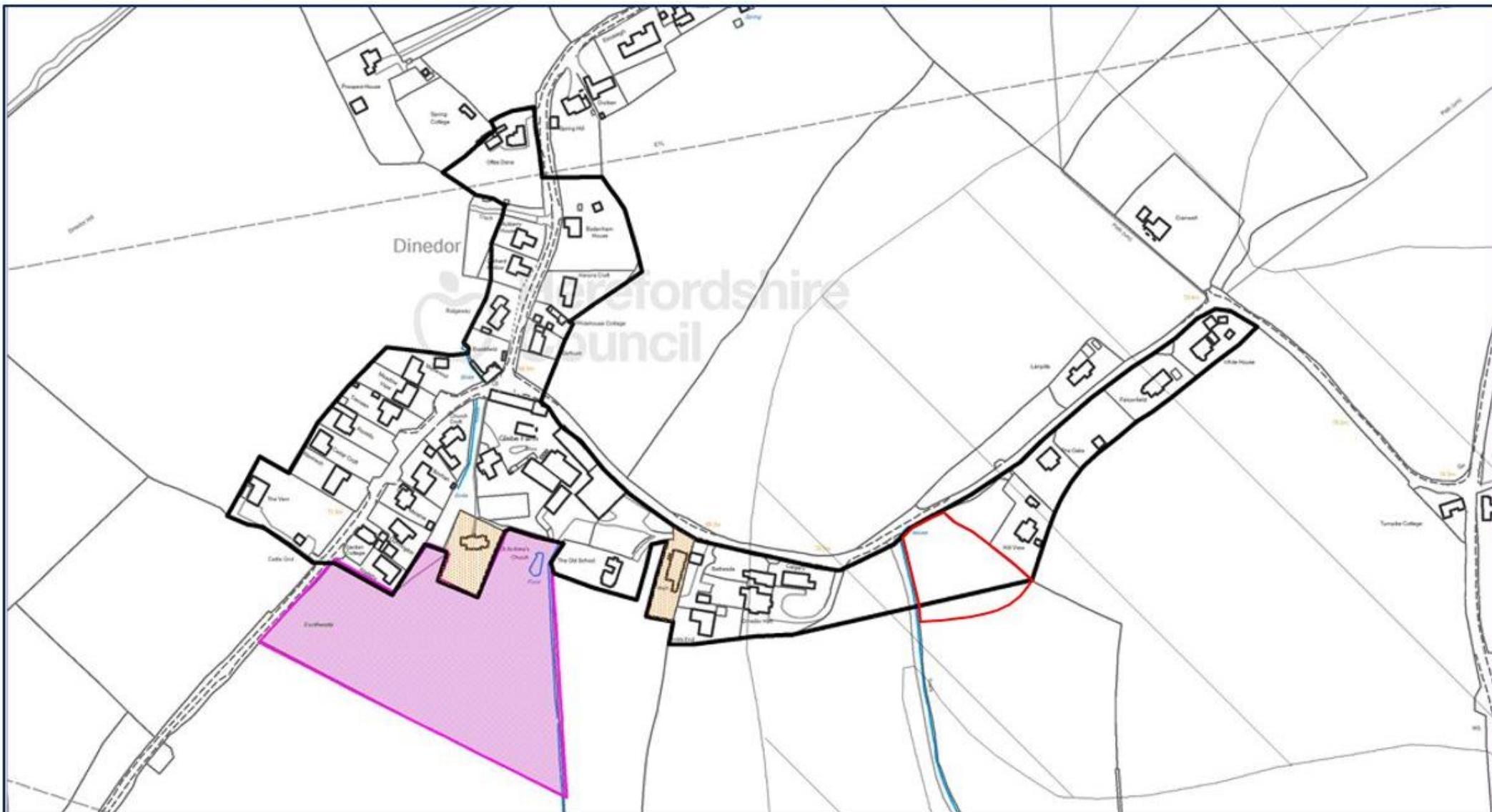
Situation:





The proposed development is located on the main road running through the rural Village of Dinedor just off the B4399 Hereford to Holme Lacy Road. Dinedor is an extremely popular rural low density settlement with this site sitting within the draft NDP. The development itself is only a few minutes' drive from Hereford City and, therefore, has easy access to all the main City Centre facilities. It is also set within some beautiful open rural countryside.

Description:

The development land adjacent to Hill View, Dinedor has an outline planning consent for a residential development of six dwellings, the current proposal being two detached and two pairs of semi's, all of which are situated within generous gardens. The site extends in total extends to approximately 1.04 acres and is level with some excellent Southerly and Westerly views, the bordering land being agricultural and woodland in the far distance. The site enjoys an existing vehicular access from the Council maintained road.





-  Dinedor Settlement Boundary (Policy A)
-  Protected Community Facilities
-  Scheduled Ancient Monuments
-  Safeguarding Mineral Reserves

Dinedor village Policies Map

Scale 1:2,500
at A4 size



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Dinedor Parish Council (Licensee) Licence Number: 100054349
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Services:

Mains water and electricity are available for connection.

Drainage

The vendors have commissioned a detailed Drainage Report with a view to providing wetland drainage facilities which they will construct and provide connections for. The Scheme has been fully improved by the Environment Agency and Balfour Beatty. The purchasers would therefore have the right to connect into the Scheme for which there will also be an ongoing maintenance obligation. There will be no contribution towards the initial setting up costs required.

Tenure:

Freehold with vacant possession.

Boundaries:

The boundaries consist of mature hedgerows and trees, with post and rail fences. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Basic Payment Scheme:

There are no Entitlements included in the sale.

Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Local Authority & Public Utilities:

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

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Planning Permission:

Outline Planning Permission was granted under Application Number: P193329/O for a proposed residential development comprising six dwellings.

Documentation available upon request:

- Application Form
- Decision Notice
- Drainage Report
- Speed Survey
- Response to Consultations
- Design & Access Statement
- Ecological Appraisal
- Proposed Block Plan
- Proposed Access Arrangement
- Location Plan
- Existing Site Plan
- Proposed Access Swept Path Assessment
- Drainage Strategy Plan
- Correspondence
- Representations
- Officer Report

(All of these documents are available on the Planning portal).



Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Land adjacent to Hill View" addressed to: Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 Noon on Friday 17th February 2023**.

Money Laundering:

As a result of anti-money laundering legislation all persons offering for the property should include a copy of Photo ID for example passport or driving licence and Residential ID for example current utility bill.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Vendors Solicitors:

For the attention of Trudie Nicholas
T A Matthews Solicitors
Tel: 01432 352121
Email: t.nicholas@tamattthews.co.uk



Directions:

What3Words: ///protected.changing.weeknight

Viewing:

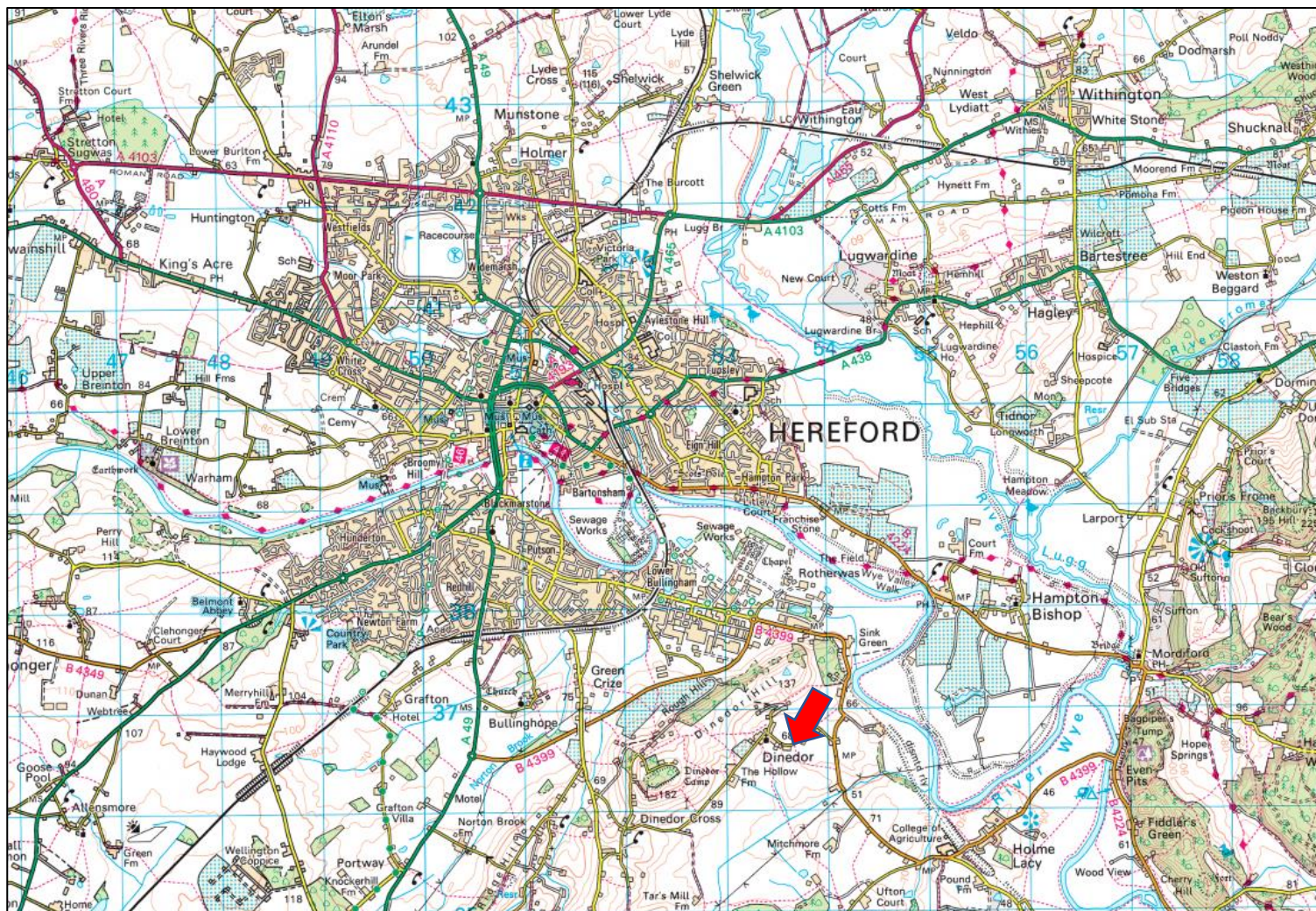
Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective purchasers are asked to respect the land and take care when parking.

Health & Safety Notice:

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Agents Note:

The vendors are prepared to consider a scenario where the site is subdivided into either single or smaller multiples. In those circumstances they would install the roadway and conduits for services. If potential purchasers wish to tender on that basis it will be given due consideration.



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.