



Land at Brandon Villa, Ross Road, Herefordshire HR2 8BH



Sunderlands
Residential Rural Commercial



**Land at Brandon Villa
Ross Road
Herefordshire
HR2 8BH**

**For Sale by Informal Tender:
Tender Deadline 12 Noon Friday
21st April 2023**

Summary of features

- Outstanding views over south Herefordshire
- Easy access to Hereford city
- Low density residential development site extending to just under 2 acres
- Outline planning consent for 10 dwellings (4 detached, 2 pairs of semi-detached)
- All services readily available

**Tender Guide: Offers in excess
of £1,000,000.**

Situation:

Brandon Villa is situated on the southernmost fringe of the city of Hereford adjacent to the main A49 trunk road. The site is elevated and benefits from outstanding views over south Herefordshire. It is easily accessible to the city centre a short drive away.

The proposed development blends in well with the existing dwellings situated along Grafton Lane with the benefit of the larger detached properties taking full advantage of the location.

Description:

Brandon Villa is a former coach depot with site comprising a detached residence probably constructed in the 1960's together with a block built workshop and a mostly hard surfaced yard. The residential property is in good condition although of course it has to be demolished as part of the scheme.

In total the site extends to approximately 2 acres, it is therefore a development that benefits from a large percentage of open space. Agricultural land lies immediately to the south of the property with both near and far-reaching views.

Services:

Mains water and electricity are available for connection.

Drainage

Mains drainage connection is situated on the A49, see full drainage report.

Tenure:

Freehold with vacant possession.

Reservation of Rights:

The adjoining property Brandon Villa does have a drainage right across the site and a septic tank.

The proposed development has been designed around this reservation of rights.

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 on 10th January 2023 under application code 214452 for the proposed demolition of the existing dwelling and garage buildings and replacing them with 10 dwellings and associated works as per the attached 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.

Documentation available upon request:

- Transportation Statement
 - Welsh Water correspondence
 - Sewage Plan
 - Ecological Survey
 - Contamination Desk Survey Parts 1 and 2
 - Infiltration & Percolation Tests
 - Road Safety Audit
- and many other supporting documents

(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 21st April 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.

Vendors Solicitors:

Harrison Clark Rickerbys
Thorpe House
Hereford
HR4 9AR
Tel: 01432 349670

Drone Footage

<https://photos.app.goo.gl/965AxTPkFQj3ooTx8>

Directions:

What3Words: /// weedy.descended.stow

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.

Note:
 The layout and positioning of the dwellings and the Landscaping is shown indicatively. There should not be a condition pertaining to being built in strict accordance with the approved plans at outline stage. The foul drainage strategy is shown indicatively and the final design shall be prepared by specialist drainage consultants. Surface water percolation tests have not been carried out due to the potential of contamination.

The access off the A49 is not reserved and has been designed by specialist highways consultants after extensive discussions and negotiations with Highways England.



Approx path of armoured cable to serve septic tank serving Brandon Lodge

Wildlife Area forming buffer zone

Approx path of foul drain serving Brandon Lodge (to be diverted from underneath proposed dwellings)

Car park serving Brandon Lodge

Pumped mains to designated manhole connection point as advised by DCWW. Last 5m of connection into mains to be gravity fed after break chamber

Foul Drainage Strategy
 New dwellings to go to pumping station and be pumped to existing Dwr Cymru Welsh Water mains sewer. Dwr Cymru Welsh Water have confirmed the mains sewer has capacity for this development.

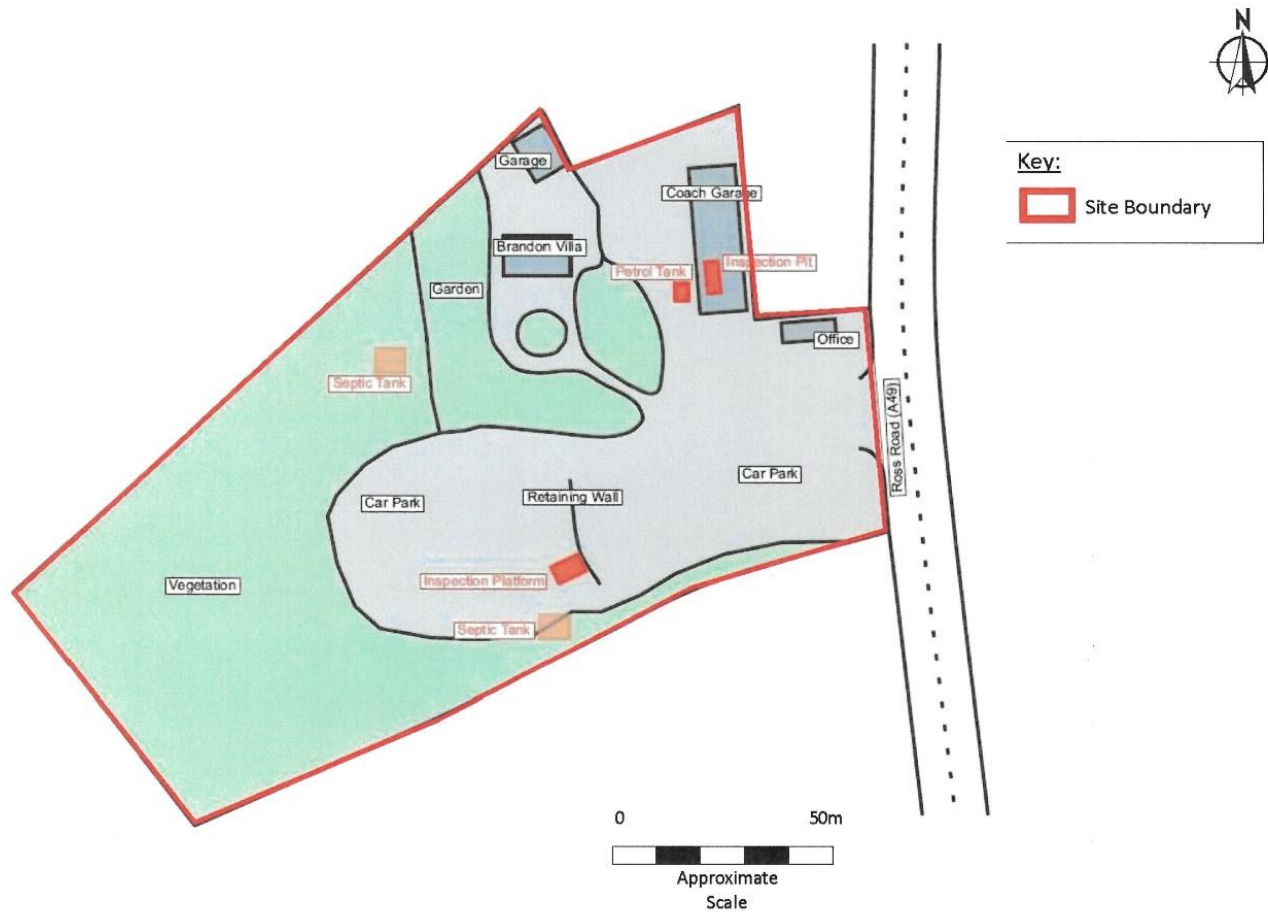
New pumping station (designed by drainage specialists) to service 10 plots
 Model TBC
 Population = Up to 36 people
 Minimum capacity 5,400 litres
 Outflow rate = 3.0l/s (TBC)

Development sign - design to be conditioned

Treatment plant / septic tank serving Brandon Lodge to be retained

Approx path of foul drain spreaders serving Brandon Lodge

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Sunderlands

Hereford Branch

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Hereford HR1 2PQ


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Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

 ENVIRONMENTAL MANAGEMENT SOLUTIONS <small>EMSubsites EMStech EMWater</small>	Project Number:	E15399
	Site:	Land at Brandon Villa, Ross Road, Hereford HR2 8BH
	Drawing Title:	Existing Site Layout Plan