



Land at Brandon Villa Redhill, Hereford, HR2 8BH



Sunderlands
Residential Rural Commercial



Land at Brandon Villa Redhill Hereford HR2 8BH

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

**Offers In Excess Of
£1,000,000**

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.

Description

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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.

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 Amenities

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).

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.



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. Sunderlands 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.

