



Development Land, St Weonards, Hereford, HR2 8NT





Development Land St Weonards Hereford HR2 8NT

Summary of features:

- About 5.36 acre (2.17ha) site
- 16 open market units
- Full planning consent
- Easy access with far reaching views
- Adjoining Village
- Affordable housing to be built under a building licence

For sale by Informal Tender
Tender Deadline: 12 Noon on
Thursday 8th February 2024

Guide price £1,000,000 - £1,100,000

Ref: Andrew Edwards / John Dillon / Tara Boulton

Situation:

St Weonards development site is situated adjoining the Village of St Weonards in the heart of picturesque south Herefordshire countryside.

The site lies immediately alongside the A466 with the Market Town of Ross-on-Wye about 8 miles east and the Cathedral City of Hereford about 10 miles north.

St Weonards Village offers a primary school, church, shop and post office and village hall.

Description:

The site is presently agricultural land with planning consent for 24 residential units consisting of 16 open market units and 8 affordable housing units.

The 16 open market units will comprise of six 2-bedroom houses, eight 3-bedroom houses and two 4-bedroom houses. The affordable houses are formed of five 2-bedroom houses and three 3-bedroom houses.



Planning permission:

Planning permission was granted on 22nd June 2022 for three years. Planning Application No: 211155. A copy of the Planning Permission is contained within the Data Room.

Affordable Housing:

The ownership of the affordable units will be retained by the Vendor, but the Buyer is obliged to build those affordable units under a building licence. The tender must include the cost price of building the eight affordable houses and the Vendor will then pay that build cost plus 7.5% profit to the developer. The purchase is strictly conditional on the Purchaser building the affordable houses under a building licence.

Section 106 Agreement :

Section 106 agreement dated 28th June 2022. A copy of the Section 106 is contained within the Data Room.

Services:

Welsh Water confirmed that the local pump station has the required capacity for the development.

No other service or utility enquires have been made. The Vendor will not be making any further enquiries or any contributions to any site investigations or any utilities or other services.

The Vendor retained affordable housing must have full connections and rights for access, parking and all services.

Footpath:

The Developer must construct a new pedestrian access linking the Development and the Primary School in accordance with the Option Agreement and the planning consent.

Tenure:

Freehold with vacant possession upon completion of sale.

Vendor Covenant:

The development site is sold subject to the following restrictive covenant: "Not to erect any New Building nor make any alterations or additions to any Building or any New Building on the Property except with the written consent of the owner for the time being of the Retained Land to the external plan and elevation, general design and materials to be used in relation to such constructions alterations or additions who may give or withhold His consent in His absolute discretion and the payment by the Transferee of the reasonable professional fees of the Transferor in considering any such application PROVIDED THAT this covenant shall not apply to the Property after the Retained Land is no longer owned by the present Transferor or the subsequent possessor of the Duchy of Cornwall". The development is also subject to further covenants contained within the S.106 Agreement, a copy of the S.106 Agreement is available within the Data Room.

Boundaries:

The Purchaser is to install secure livestock proof perimeter fencing around the development site within one month of completion and in accordance with any Vendor Covenants or Planning Consent. Prospective Purchasers must satisfy themselves as to the boundaries.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared rights of way or other. The Vendor will not be making any further enquiries or investigations.

Money Laundering:

As a result of anti-laundering legislation all persons making an offer must provide Proof of Identification (ID) and UK residency alongside the Tender.

Data Room:

A 'Data Room' has been prepared that provides detailed information on planning, legal title, searches, and other reports. Access to the Data Room is provided upon request. Please email Tara Boulton: t.boulton@sunderlands.co.uk

VAT:

The sale is subject to VAT as we understand there is a valid Option to Tax in place. Prospective Purchasers are to take their own tax advice.

Plans:

The plans included in the sale particulars are for identification purposes only, not to scale and may have been reduced in scale to assist with printing. Further Plans are available via Hereford Council 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 St Weonards**" to: **Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ**. The Tender Document must be received by **12 noon by Thursday 8th February 2024**.

The tender must include a quoted price to build the 8 affordable homes. The sale is strictly subject to the Purchaser building the eight affordable homes in accordance to the Vendors building licence with the Vendor agreeing to pay that price plus 7.5% profit.

Vendors Solicitors:

Farrer & Co
66 Lincoln's Inn Fields, London, WC2A 3LH
Tel: +44203375000

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, take care when parking and make certain all field gates are securely closed.

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.

Site Layout:

The site layout plan (tenure plan) shows that all areas coloured orange are to be retained by the Vendor.

The units within the **orange areas** are the affordable houses which are to be built on by the Purchaser according to the building licence.

The **white areas** are the open market plots for ownership by the developer.

The **green areas** is communal land which will provide access, services, parking and other facilities to all properties on the development.

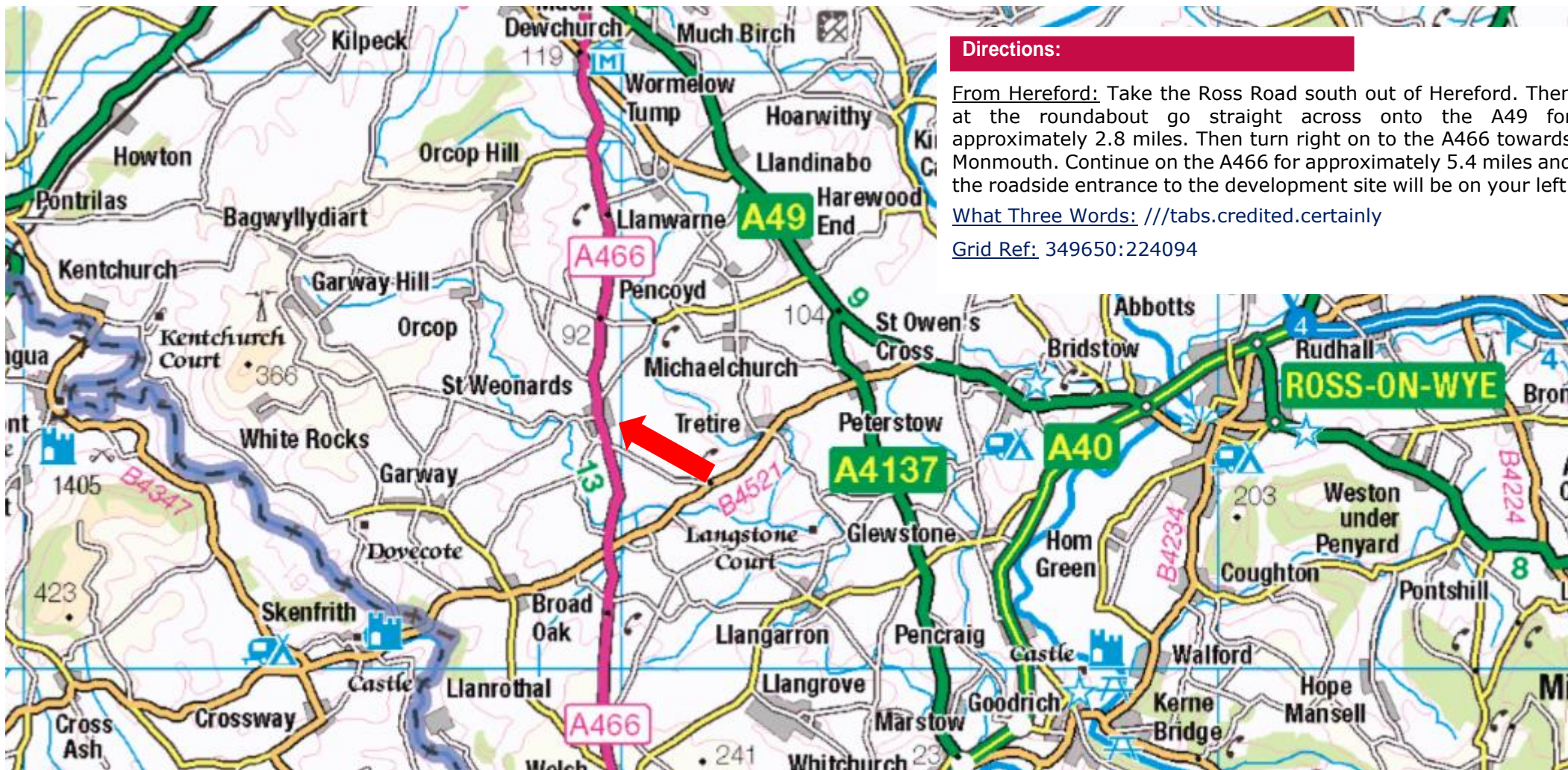
Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property. Please note the Vendor has a personal connection to the Agents.

Site Layout Plan:



1	21/08/2024	Issued Layouts	4/1
2	22/08/2024	Preliminary Issue	4/1
Rev	Date	Issue	Drawn
Scale	1:500 @ A1		
GA Serial Number			
YANGOU LANDSCAPE ARCHITECTS			
Over 20 Years of Experience in the UK and Overseas			
+44 (0)191 236 801			
www.yangou.co.uk			
info@yangou.co.uk			
Project Address	Land South of St Marys, Newcastle		
Project Description	New Housing Development		
Drawing Title	Site Tenure Plan		
Drawing No	2368-01	Rev	B



Directions:

From Hereford: Take the Ross Road south out of Hereford. Then at the roundabout go straight across onto the A49 for approximately 2.8 miles. Then turn right on to the A466 towards Monmouth. Continue on the A466 for approximately 5.4 miles and the roadside entrance to the development site will be on your left.

What Three Words: ///tabs.credited.certainly

Grid Ref: 349650:224094

Sunderlands

www.sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,

Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk



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.