



Development Land at Field Fare, Little Dewchurch,
Herefordshire HR2 6PU





**Development Land at Field Fare,
Little Dewchurch,
Herefordshire
HR2 6PU**

**For Sale by Formal Tender
On
Friday 22nd March 2024
At 12 noon**

Summary of features

- Level, easily accessible site
- Views over open countryside
- Popular rural village easily accessible to Hereford
- Mains services available

**Tender Guide
£800,000-£900,000**

Situation:

The development site at Field Fare is situated on the northern fringe of the popular Village of Little Dewchurch in a rural country setting.

The site is slightly elevated and has fine views to the east. The village itself has a very well established popular Primary School and local pub/restaurant, together with it being easily accessible to Hereford City a short driving distance away.

Description:

A level site with good roadside access extending to approximately 1.38 acres, having a good low density scheme in place for the construction of fifteen dwellings, nine open market and six affordable, as per the 106 Agreement.

Although this is an Outline Scheme, the nine open market units are proposed (subject to Reserve Matters) to be a combination of detached and semi-detached, provisionally 5 x 4 bedroom, 5 x 3 bedroom and 5 x 2 bedroom as per the indicative Outline Scheme attached.

Services:

We are advised that all mains connections are available. This includes a mains water connection and a surface water connection in the highway verge.

Planning Permission:

Planning Permission was submitted under Application No. 222666 and approved on the 24th January 2024 together with the 106 Agreement, also approved on the 22nd January 2024. Both documents are available on the Planning Portal or we can forward on request.

This is an Outline Consent, with all matters reserved for determination.

Directions:

From Hereford, proceed in a southerly direction

taking the left hand turn off the A49 by the Broadleys Junction onto Holme Lacy Road. At the first roundabout take the third exit (signposted Hoarwithy/Little Dewchurch) and continue for approximately 4 miles. The site will be located on the left hand side just as you enter the village.

Viewing:

By calling at the site at any reasonable time, however, please be aware that the land is currently in use and all gates should remain closed. Also be respectful of the neighbours when parking.

Agent's Note:

All details and all communications via the Selling Agents.

Method of Sale:

The development land is being offered for sale as a whole by **Formal Tender**. Prospective purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the development land. The Tender is legally binding.

The Vendors reserve the right to not accept the highest, or indeed any offer. The Vendors reserve the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and complete Land Registry Identity Form (ID1). These are to be received at the office of Sunderlands, Offa House, St. Peters Square, Hereford HR1 2PQ by John Dillon by **12 noon on Friday 22nd March 2024** Envelopes must be marked '**Tender for Development Site at Field Fare**'.

The deposit cheque should be made payable to '**Lambe Corner Solicitors**'.

The Vendors will then confirm which (if any)

proposed offer to purchase is acceptable to them and the Solicitors will then immediately effect an exchange of contracts with a completion date of **19th April 2024** (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection electronically some 10 days prior to the Formal Tender deadline.

The Vendors' Solicitors will distribute an electronic contract pack upon request, but they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendors' Solicitors.

Purchasers will deem to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

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.

Inconsistency:

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make

or give any representation or warranty whatsoever in relation to this property.

Vendor's Solicitors:

Lambe Corner Solicitors, 36/37 Bridge Street,
Hereford HR4 9DJ
Tel; 01432 355301
FAO Andrew Perrett
Email;ap@lambecorner.co.uk





- 1 Do not scale off this drawing.
- 2 Any discrepancies to be referred to the Architect.
- 3 This drawing is to be read in conjunction with all relevant specifications and other drawings issued by the Architect, and other specialists.
- 4 This drawing is copyright and is not to be reproduced without RFA permission.
- 5 IF IN DOUBT, ASK.



HOUSES		AFFORDABLE	
A	4 BED 113 SQM	2	0
B	4 BED 118 SQM	3	0
C	3 BED 103 SQM	5	2
D	2 BED 81 SQM	5	3

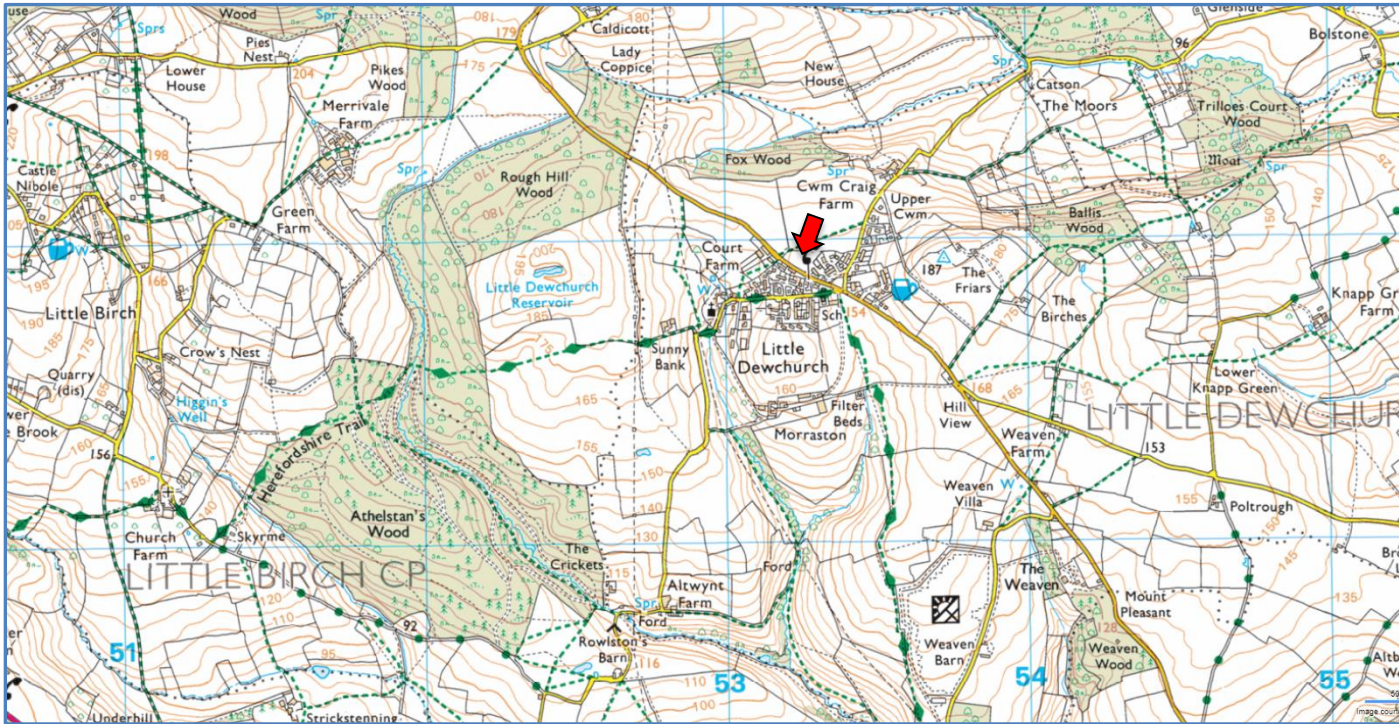
TOTAL UNITS 15 UNITS

TOTAL PARKING SPACES 25 SPACES

EXCLUDING GARAGES

PLEASE NOTE:
DRAINAGE LAYOUT INDICATIVE ONLY.
REFER TO H+H REPORT FOR MORE INFORMATION.





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.