



**UNIQUE DEVELOPMENT OPPORTUNITY**  
The Loamings, Goodrich, Ross-on-Wye, HR9 6FF



**Sunderlands**  
Residential Rural Commercial





**The Loamings  
Goodrich  
Ross-on-Wye  
HR9 6FF**

**Summary of Features**

- Development potential subject to planning permission
- Existing steel framed timber clad agricultural building
- 6.05 acres of predominantly level pastureland
- Classified as Grade II & III land
- Conveniently located with good accessibility
- Scenic views, including Symonds Yat Rock
- For Sale by Private Treaty

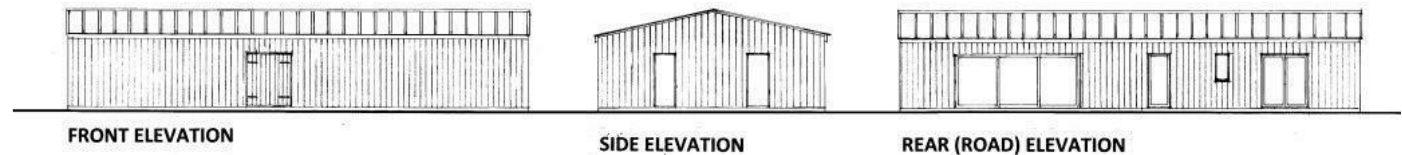
**Offers Over: £250,000**

**Situation**

The Loamings is located in the sought-after village of Goodrich, which offers a range of local amenities including a castle, traditional inns, and a well-regarded primary school. Set in the picturesque Wye Valley, the property combines rural charm with convenience, featuring two entry points off The Wye Valley Road. Just 5 miles from Ross-on-Wye and 16.3 miles from Hereford, it provides easy access to wider facilities. The property is situated in the Wye Valley AONB and a Nitrate Vulnerable Zone.

**Description**

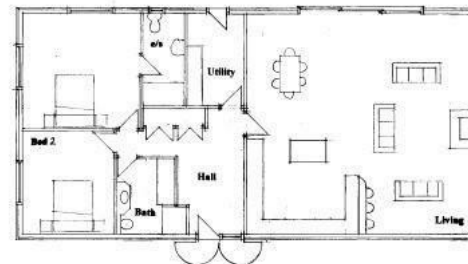
The Loamings benefits from positive Pre-Application response for conversion of the barn to residential use and offers a unique development opportunity subject to planning permission. On the market for the first time since 1970, The Loamings enjoys spectacular views and currently comprises 6.05 acres of gently sloping Grade II & III pastureland with a 170 sq.m steel and timber agricultural building. Mains water is connected to the field and mains electricity is available for connection nearby.



FRONT ELEVATION

SIDE ELEVATION

REAR (ROAD) ELEVATION



PROPOSED FLOOR PLAN

**MATERIALS**

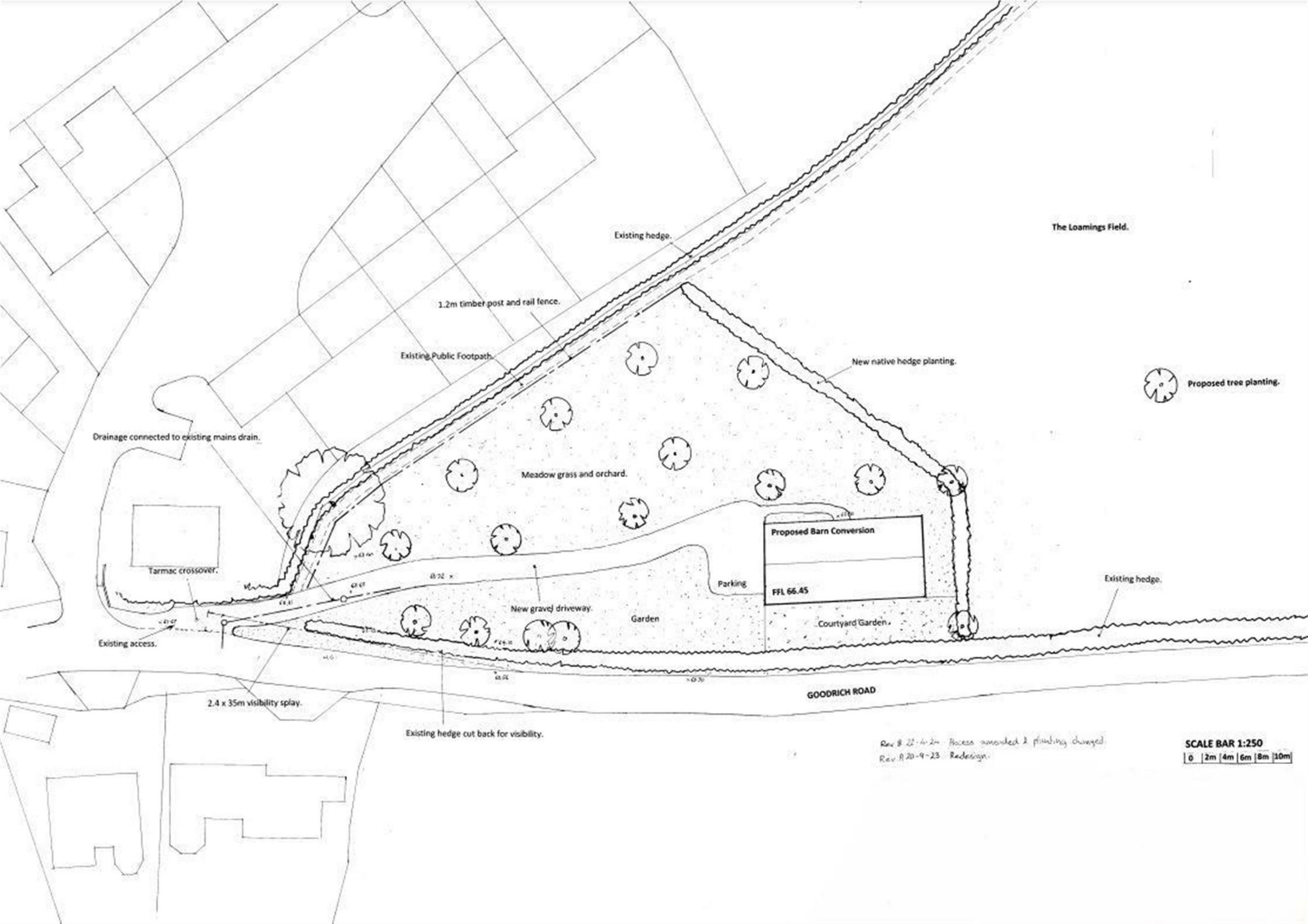
Roof - Powder coated seamed aluminium sheet.

Walls - Natural timber boarding.

Windows - Powder coated aluminium.



SIDE ELEVATION



The Loamings Field.

Existing hedge.

1.2m timber post and rail fence.

Existing Public Footpath.

New native hedge planting.

Proposed tree planting.

Drainage connected to existing mains drain.

Meadow grass and orchard.

Tarmac crossover.

Proposed Barn Conversion

FFL 66.45

Parking

Existing hedge.

Existing access.

New gravel driveway.

Garden

Courtyard Garden.

GOODRICH ROAD

2.4 x 35m visibility splay.

Existing hedge cut back for visibility.

Rev 8 22-4-24 Access amended & planting changed.  
Rev 9 20-9-23 Redesign.

SCALE BAR 1:250  
0 2m 4m 6m 8m 10m

### **Planning Pre-Application**

The Vendor has sought Pre-Application advice from Herefordshire Council for change of use of the barn to residential. The proposal seeks to convert the agricultural building to form a two bedroom dwelling with associated access track and access. The Herefordshire Council Senior Planning Officer concludes 'It is considered that the principle of the development can be supported within the site. Further clarification will be required with regard to the detailed landscaping proposals and these should be informed by specialist advice in my view.' Prospective purchasers are advised to undertake their own investigations as to planning prospects and development potential. Copies of the submission and Pre-Application response are available upon request. Further to the positive Pre-Application response, there is scope for a prospective purchaser to submit a planning application in line with the illustrative scheme design provided. Alternative schemes may also be considered.

### **Planning History**

Planning was refused for change of use of the existing agricultural building to a 2 bedroomed dwelling in March 2022 (P214053/F). Planning was refused for the proposed residential development of 4 dwellings in June 2019 (P190015/F). Planning permission was granted for the general purpose agricultural building in January 2013 (S122163/F). The planning history can be obtained from Herefordshire Council planning department.

### **Environmental Schemes**

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

### **Sporting, Timber & Mineral Rights**

All standing timber or any sporting rights, if relevant, are included in the sale.

### **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. We understand there is a public footpath along the northern boundary land as shown on the enclosed plan.

### **Overage**

Provision will be made for Uplift Overage at 20% over a 20-year period from the date of completion. Any Overage payment(s) will be triggered by the change of use or development of the site for residential or commercial development. The overage will not apply to the development of the existing barn. The overage may be open to negotiation.

### **Tenure**

We understand that the property is Freehold with vacant possession upon completion.

### **Agents Notes**

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.

### **Selling Agent**

Sunderlands 1862 LLP, Offa House, St Peters Square, Hereford, HR1 2PQ.  
Tara Boulton  
t.boulton@sunderlands.co.uk  
07824 552830

### **Money Laundering**

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

### **Site Plans**

The plans included in the sale particulars are for identification purposes only. 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.

### **Directions**

From Ross-on-Wye: Take the A40 south towards Whitchurch for approximately 4.1 miles before taking the second exit signposted for Goodrich, after taking the exit onto the Goodrich road proceed straight for approximately 0.1 miles where you will find the roadside gate indicated by the For Sale Board on your left hand side.

Postcode: HR9 6FF

What3Words: ///pickles.prancing.into

### **Viewings**

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.

### **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.

### **Boundaries**

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.

### **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











## Sunderlands

### Hereford Branch

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### Hay-on-Wye Branch

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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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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.