



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

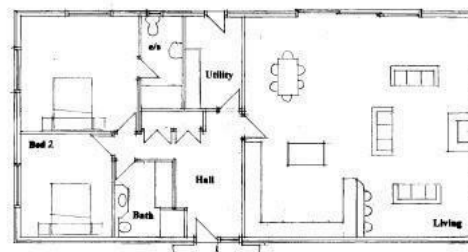
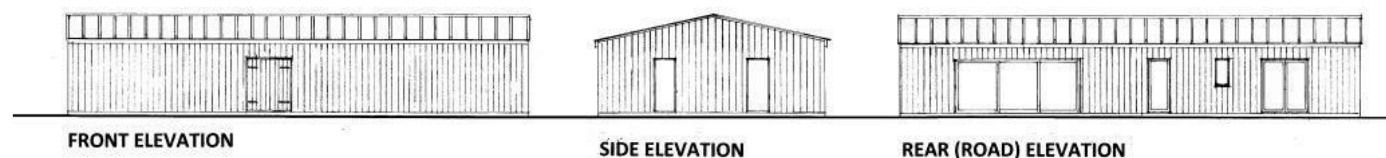
Offers Over: £250,000

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.



PROPOSED FLOOR PLAN

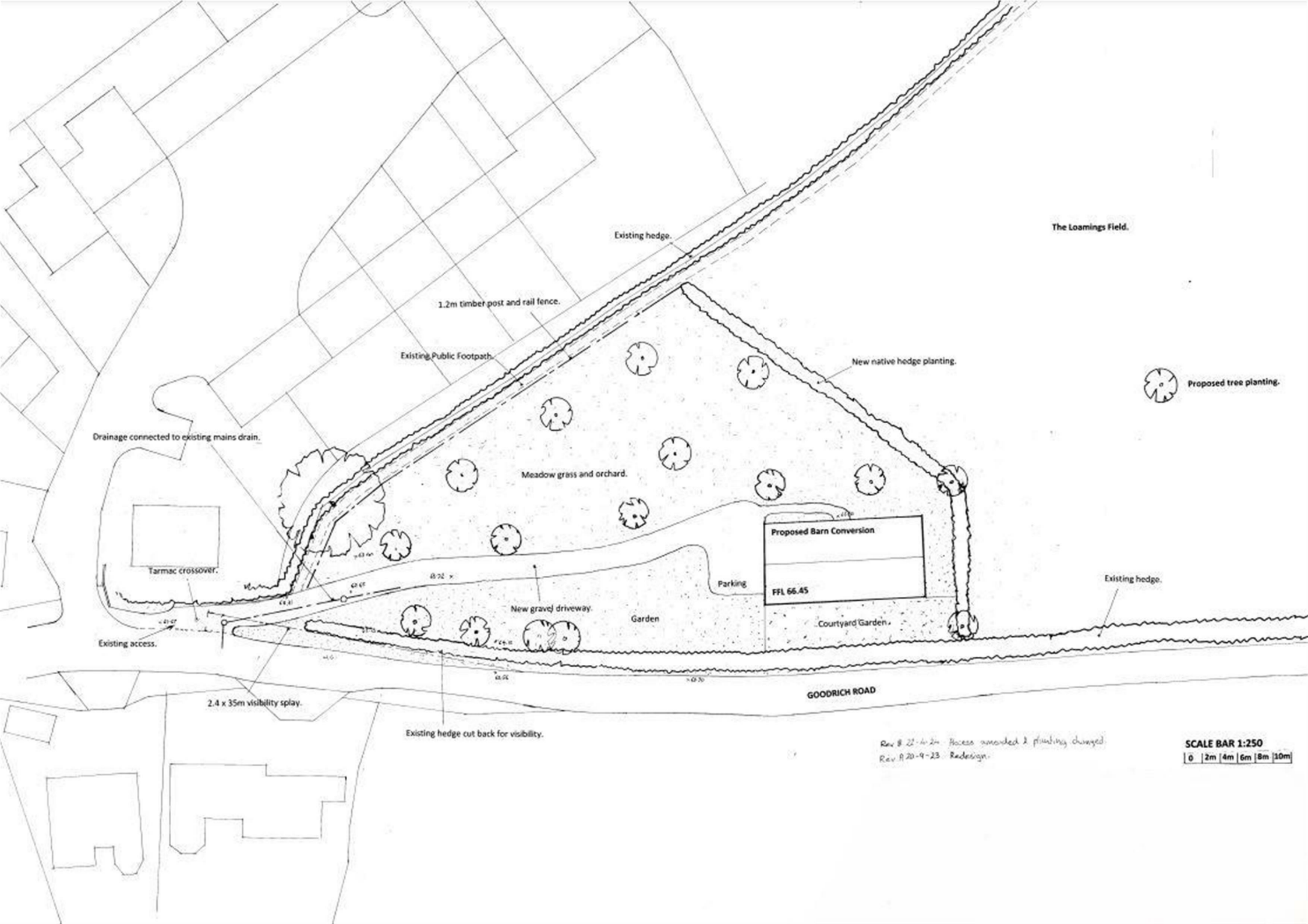
MATERIALS

Roof – Powder coated seamed aluminium sheet.

Walls – Natural timber boarding.

Windows – Powder coated aluminium.





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

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

rightmove 
find your happy

Zoopla.co.uk
Smarter property search



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.