





**Development Land**  
**Gypsy Castle Lane**  
**Hay-on-Wye**  
**Herefordshire**  
**HR3 5LF**

Summary of features:-

- A Freehold Development Site
- Planning Permission for a pair of semi-detached houses and three detached houses
- Found on the edge of this popular market town

**Clyro 2 miles**  
**Brecon 15 miles**  
**Hereford 20 miles**

## Description

This freehold development site sits on the edge of Hay-on-Wye, a popular market town within the Brecon Beacons National Park.

The planning consent is an approval of reserved matters consent reference number - 22/21558/REM.

The planning consent is for the provision of three detached four-bedroom houses each with garages and a pair of three-bedroom semi-detached houses with parking.

## Situation

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May.

The town offers an excellent range of services and facilities including two dental surgeries, a medical practice, cinema, chemist, library and a primary school.

There is a wealth of second-hand bookshops and antique shops along with a wide range of public houses, restaurants and cafes all located close to the town centre.

Nestled in the Wye Valley, within the Brecon Beacons National Park and surrounded by the most beautiful countryside, the area offers a wide range of leisure and recreational activities.

## Planning Consent

Planning permission is provided by Bannau Brycheiniog under reference number - 22/21558/REM which is in addition to the earlier outline planning consent reference number - 17/14686/OUT.

## Services

It is understood that it will be down to the developer to service the site for utilities as well as provisions for foul drainage.

All mains service connections are subject to network regulations.

## Tenure

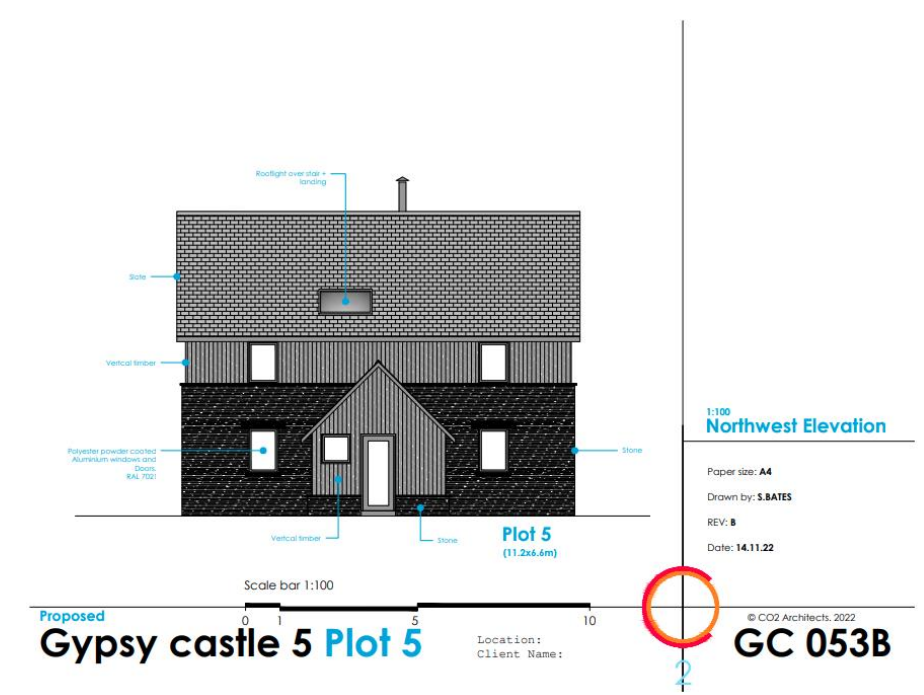
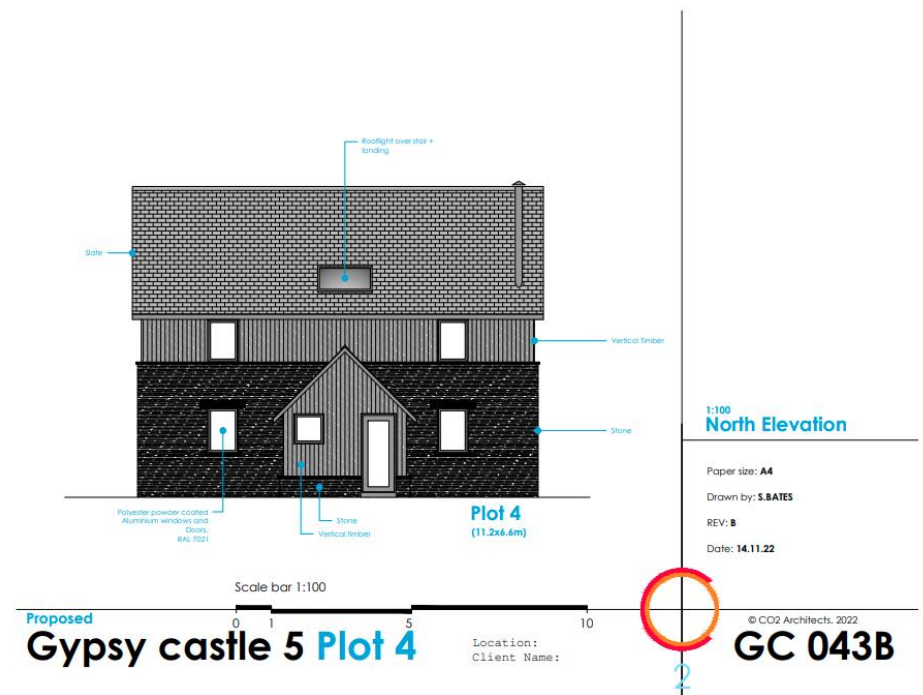
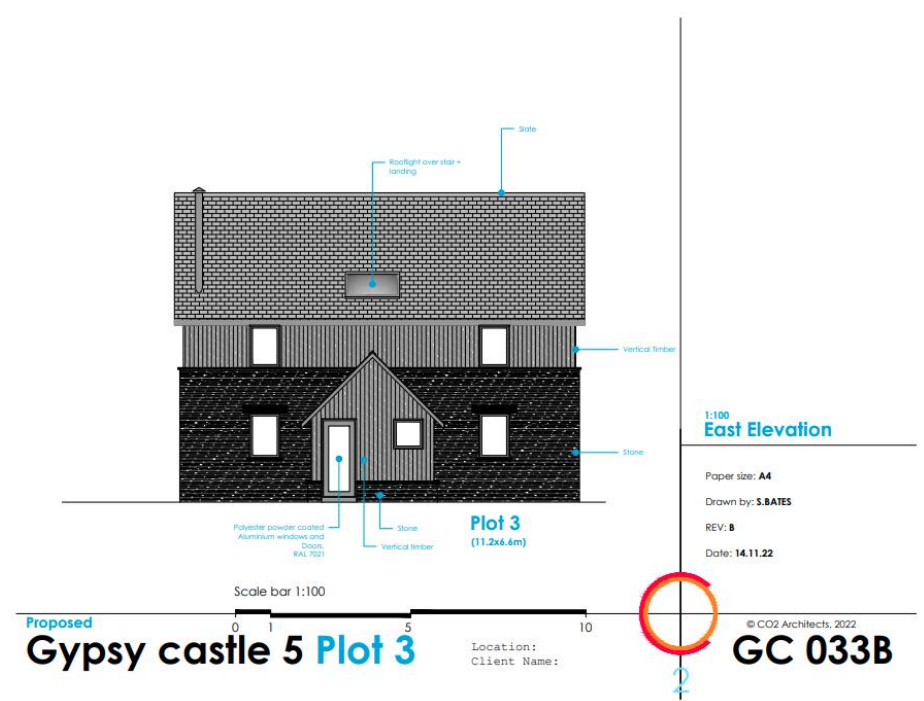
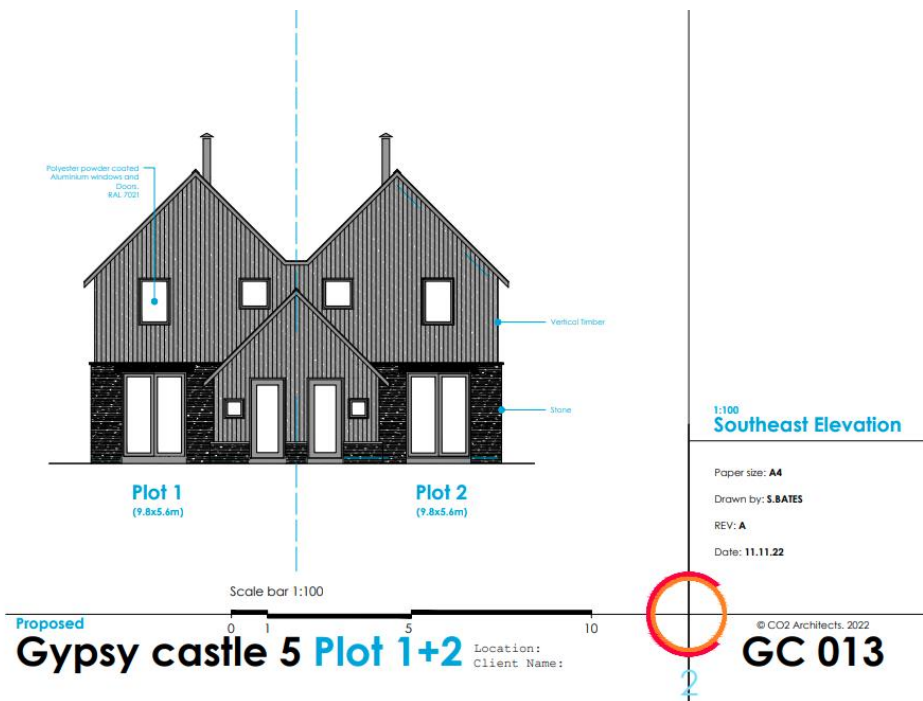
Freehold with vacant possession upon completion.

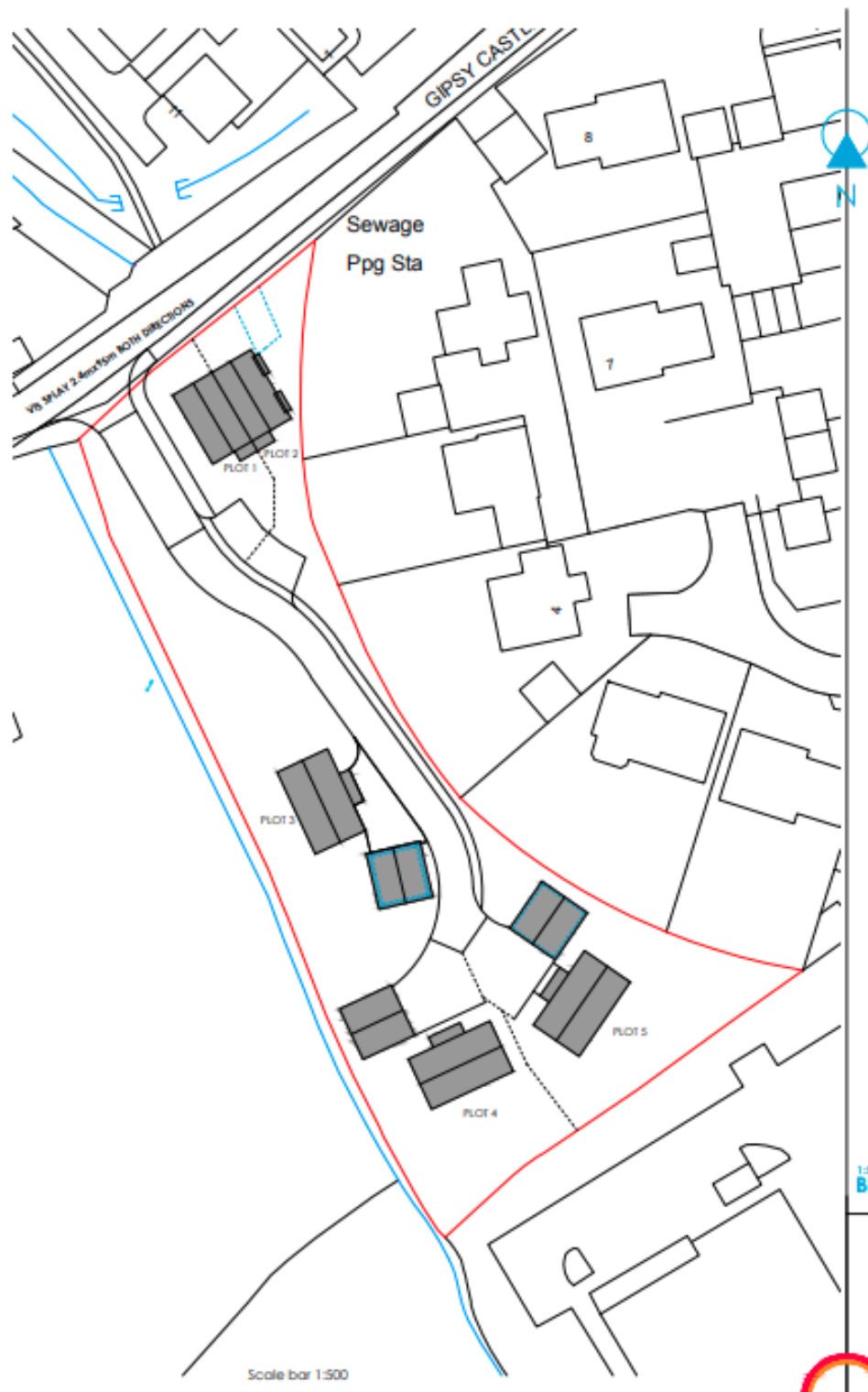
## Directions

From the centre of Hay-on-Wye, take the B4350 out of the town and at the end of Brecon Road turn right into the Meadows.

Proceed down the lane and over the speed bumps and just before the sharp right-hand bend turn left where just past the entrance to Birch Close, the access will be found on the left-hand side.

What3words -  
///richest.reassured.roost





## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake  
07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

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