



Land Adjacent To Ross Spur Services, Ross-On-Wye, West Midlands HR9 7QJ

Freehold Development Opportunity

- ▶ **Guide price of £250,000 per acre**
- ▶ **Site area of 2.76 acres (1.11 hectares)**
- ▶ **Development potential for a variety of uses (Subject to relevant planning consent)**
- ▶ **Annual daily traffic flow of 31,000 vehicles**

For enquiries and viewings please contact:



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Location

The site is located in Ross-on-Wye, a market town on the English/Wales border with a population of c. 11,000 . The site lies on the junction of the A449 and the A40, with the latter providing access to Wales to the West and Gloucester to the East. The site is also situated a short distance from the M50 (0.4 miles) which in turn provides access to the M5, linking the midlands to the south west.

The site sites adjacent to an existing petrol filling station, with Spar, Greggs and Subway. There are also a number of drive thru operators in close proximity, including Burger King and Starbucks.

Direcelty opposite on the the A449 eastbound is Labels Ross Park, a substantial retail and leisure development which includes a cinema, gym, multiple restaurants and national brands including KFC, Bon Marche, Pavers and Cotton Traders.

Description

The land comprises a greenfield site adjacent to the existing Esso petrol filling station, which includes a Spar as well as Greggs and Subway kiosks / concessions.

Access to the subject site is currently though the existing PFS, off the main A road (A449). The site also benefits from a prominent roadside frontage of 250ft (76m).

Accommodation

| | Hectares | Acres |
|--------------|----------|-------|
| Total | 1.12 | 2.76 |

Planning

The site does not currently benefit from any live planning permissions, although the it lends itself to a number of uses/developments, including commercial, residential and senior living (subject to the relevant planning consents).

St Mary's Garden Village is a substantial residential development directly adjacent to the subject site. The scheme began in 2021 and includes a total of 348 dwellings with 75% of the units now occupied.

Tenure

The site is available to buy with vacant possession.

Price

Guide price of £250,000 per acre

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred

Viewings

By appointment with the sole agent Innes England

Information Pack

Further information is available from the agents including:

- Title Plan
- Title Register
- Flood Risk Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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