



GREAT HOWLE DEVELOPMENT SITE

HOWLE HILL | ROSS-ON-WYE | HEREFORDSHIRE | HR9 5SP

GREAT HOWLE DEVELOPMENT SITE OFFERS A SUPERB RURAL VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR THE CONSTRUCTION OF FOUR HOUSES, COMPRISING OF FULL PLANNING CONSENT FOR TWO DETACHED FULL MARKET DWELLINGS WITH GARAGES AND TWO SEMI-DETACHED LOW-COST DWELLINGS, WHICH WILL ENJOY STUNNING COUNTRYSIDE VIEWS OVER BEAUTIFUL SOUTH HEREFORDSHIRE COUNTRYSIDE.

The development site forms a natural extension to the edge of the existing settlement of Howle Hill, with a layout and dwelling design that strongly compliments the existing settlement. With a mix of 2 No. four bedroom detached and 2 No. two bedroom low-cost semi-detached dwellings the planning consent provides for the family market, with strong demand for such rural housing having been recently experienced in South Herefordshire. The site provides a compact and easily developable site of four dwellings, with good accessibility, which are anticipated to have strong appeal in the local market.

- Superb rural village location within South Herefordshire •
- Prime Development Site with mains water connected and electricity services adjacent •
- Attractive setting within village settlement •
- Good connections to the main road networks of the A40, A49, A449, M50 & M5 •
- Planning consent provides for 2 No. Detached Four Bedroom Open Market and 2 No. Semi-Detached Two Bedroom Low-Cost Dwellings •
- Development subject to Section 106 •
- Site Area – 0.43 acres (0.18 hectares) •
- CLEUD confirming implementation of planning •
- For Sale By Private Treaty with Vacant Possession upon completion •

DISTANCES FROM GREAT HOWLE DEVELOPMENT SITE

Ross-on-Wye 2.5 miles • Cinderford 5.8 miles • Monmouth 10 miles
Hereford 18 miles • Gloucester 18.4 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Howle Hill Village is well located on the edge of the Wye Valley Area of Outstanding Natural Beauty in south Herefordshire benefiting from a beautiful location within rolling South Herefordshire countryside. The settlement of Howle Hill is well connected and accessible to the town of Ross-on-Wye and the principal border town of Monmouth, equidistant between the cities of Hereford and Gloucester, all of which are highly regarded for their range of local facilities, amenities, employment and educational establishments. The A40 is less than four miles away at Ross-on-Wye providing a direct connection to the A49 and the town of Monmouth to the south and the A449 and M50 and M5 to the east.

The development site is well situated on the southern side of the settlement and enjoys countryside views. The development is adjacent to the Howle Hill Crossroads which connect via the public highway known as Sharman Pitch directly to the B4234 Ross-on-Wye Road to the north. Ross-on-Wye is a thriving market town with excellent schools, restaurants, shopping and amenities.

GREAT HOWLE DEVELOPMENT SITE

The development site forms a natural extension to the edge of the existing village, with a layout and dwelling design that strongly compliments the existing settlement. The proposed scheme has been carefully designed for a compact development site, with well laid out plots, to appeal to the family market. The site benefits from the existing direct access to the public highway. The approved Site Layout Plan is shown opposite being Drawing No. "Site Plan Layout Plan". Each dwelling benefits from double surface car parking spaces with the detached dwellings benefitting from garages and the semi-detached dwellings garden sheds.

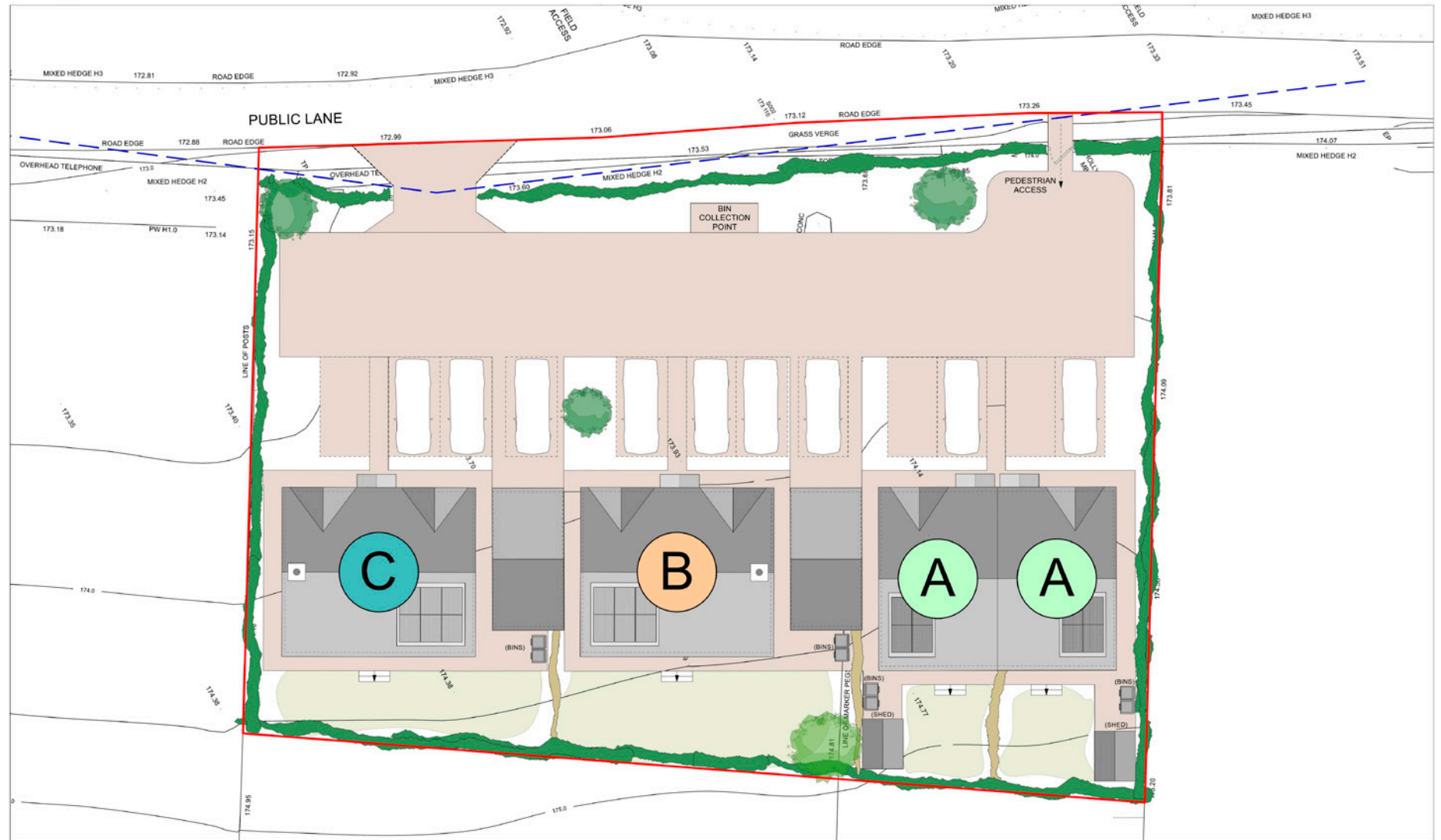
PLANNING CONSENT

The Outline Approval Planning Application Reference for the development site is 172215, dated 19th 2nd August 2017, which permits for the 'Erection of one pair of semi-detached low-cost houses and 2 detached open market houses'. The Approval of Reserved Matters Application Reference for 'Application for approval of reserved matters (Appearance, Landscaping, Layout & Scale) following outline approval 172215 (Erection of one pair of semi-detached low-cost houses and 2 detached open market houses)' is 211348, dated 31st January 2022. The vendors then applied for "Proposed variation of condition 1 of RM 211348) (Erection of one pair of semi-detached low-cost houses and 2 detached open market houses)) - to enable substitution of house-types" Approved on 24th July 2024 (Ref 233064). A CLEUD for "the formation of access in accordance with planning permission 172215/O following the grant of Reserved Matters (211348) and discharge of pre-commencement conditions" was granted on 11 April 2024 (Ref 240285).

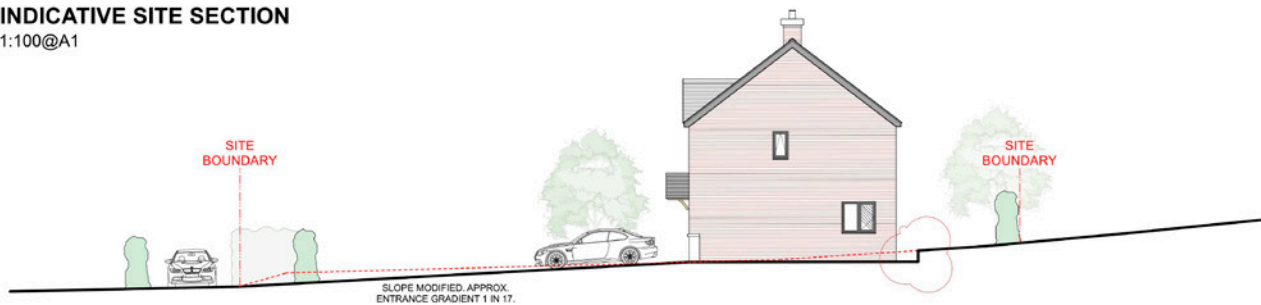
Great Howle Development Site is subject to a Section 106 Agreement that dictates that no more than one Open Market Dwelling can be constructed and marketed until construction of the Low-Cost Units has been completed. The Low-Cost Unit sale prices are capped at a 30% discount of market value. A copy of the Section 106 Agreement and deed of variation is Included in the Planning Information Pack.



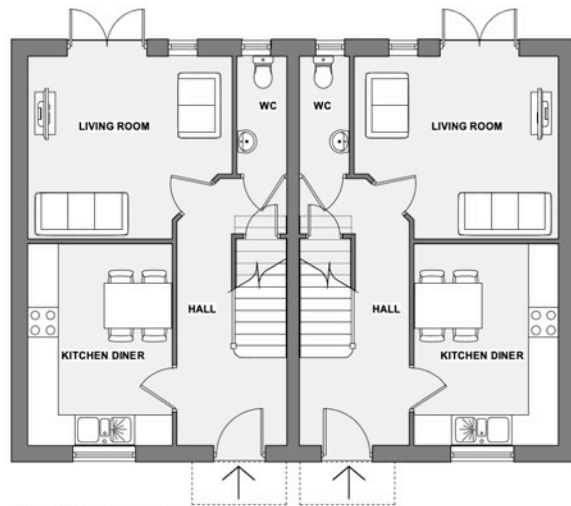
SITE PLAN



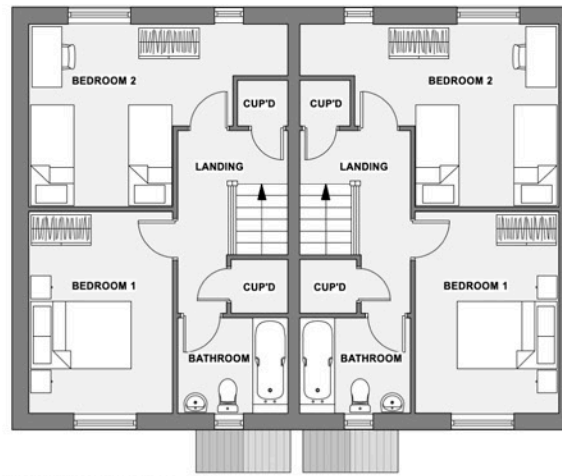
INDICATIVE SITE SECTION
1:100@A1



PROPOSED ELEVATIONS & FLOORPLANS- 2 BED SEMI-DETACHED (UNIT A)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



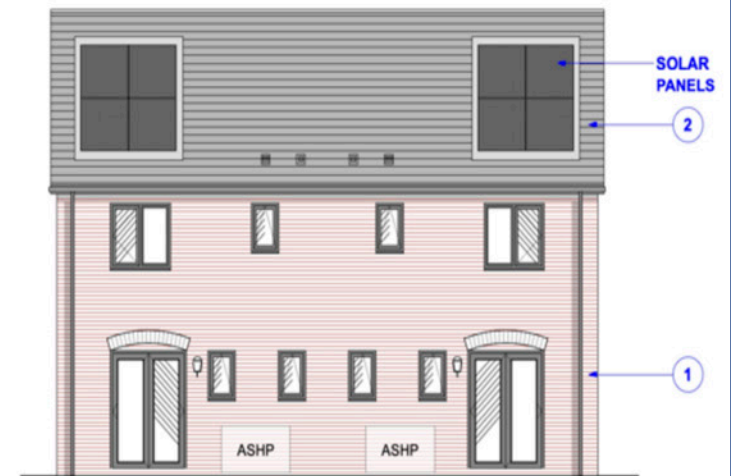
FRONT ELEVATION



ROOF PLAN

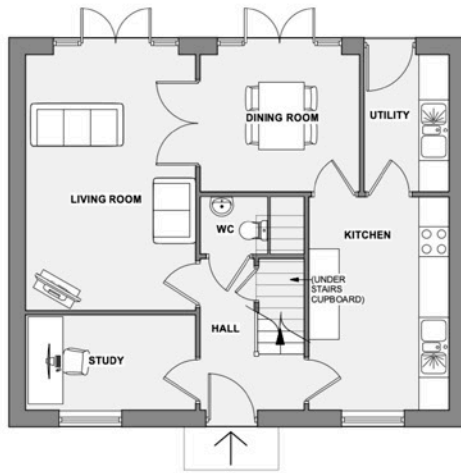


LOCATION ON SITE

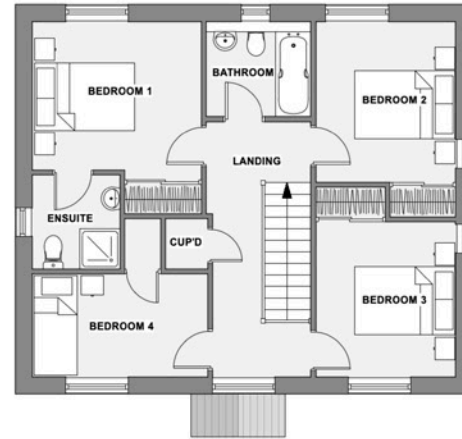


REAR ELEVATION

PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS - 4 BED DETACHED (UNIT B)



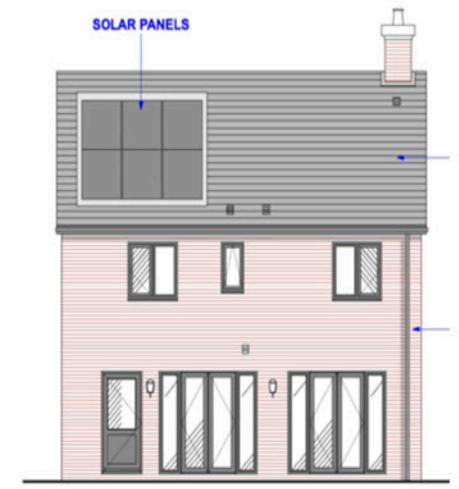
GROUND FLOOR PLAN



FIRST FLOOR PLAN



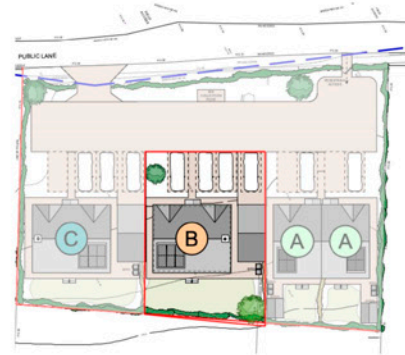
FRONT ELEVATION



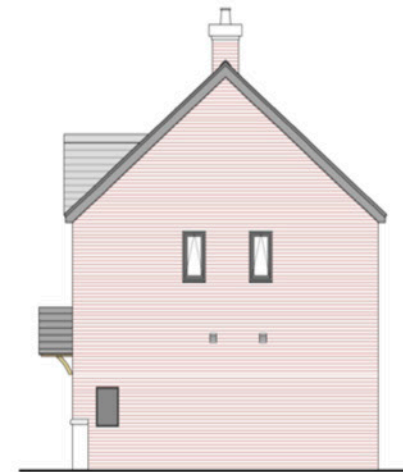
REAR ELEVATION



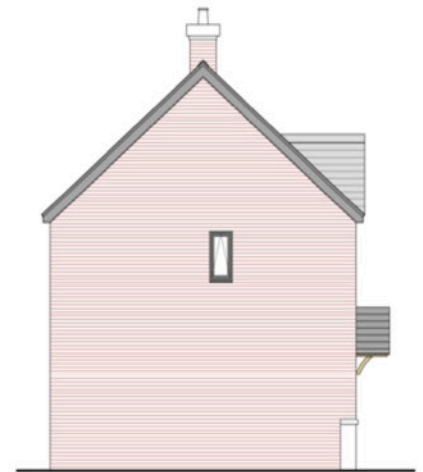
ROOF PLAN



LOCATION ON SITE



SIDE ELEVATION 1



SIDE ELEVATION 2

KEY INFORMATION

Services: There is Mains Water on site and Mains Electricity poles close by. Foul drainage will be to a package treatment plant. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The site is sold subject to all existing Wayleaves & Easements that may assist at the date of sale.

Sale Method: Elm Green Road Development Site is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Local Planning Authority: Herefordshire Council. Telephone: 01432 260000.

Viewings: Interested parties are welcome to view the site at any time during daylight hours with a copy of this Brochure. Please formally express any interest in the site by email to enquiries@powellsrural.co.uk

Directions: From the centre of Ross-on-Wye take the B4234 Walford Road out of the town heading south towards Coleford. After approximately 1.7 miles turn left signposted Howle Hill / Hope Mansell. After approximately 1/3 mile turn right onto Sharman Pitch towards Howle Hill. Continue for approximately 0.9 miles until you reach the Howle Cross crossroads. Turn right and the Development Site is the next property after the two dwellings known as 1 and 2 Crossways on the left-hand side.



Planning Consent:

Outline Planning Consent was secured on the site by Sunderlands
Telephone 01432 356161 | www.sunderlands.co.uk

Approval of Reserved Matters & CLEUD was secured by Tompkins Thomas Planning
Telephone 07494 218730 | www.tompkinsthorasplanning.co.uk

Technical design & architectural work undertaken by RRA Architects Ltd.
Telephone 01432 278 707 | www.rraarchitects.com



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared January 2026.