



Former Chapel & Development Site Vowchurch,
Herefordshire, HR2 0RB



Sunderlands
Residential Rural Commercial



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Summary of Features

- Excellent development opportunity to both convert and construct new dwellings
- Situated in the heart of the very popular Village of Vowchurch
- Full Detailed Planning Consent

Asking Price: £325,000

A freehold development site comprising a former chapel building together with a level area of ground upon which Planning Permission has been granted for construction of a single detached dwelling.

Both properties are a very good size with 3 bedroom accommodation in each.

Situation:

Situated in a slightly elevated location in the popular Village of Vowchurch in the heart of the Golden Valley. The properties, when completed, will have far reaching views over open countryside to the north.

The village itself is a quiet, popular low density village with a good range of local amenities in nearby Peterchurch and Kingstone a short driving distance away.

Planning Permission:

Planning Permission was granted on 28th November 2024 under Application No. 240652 for the conversion of the former chapel and the construction of a single detached dwelling on the land adjacent to it. The Planning Consent is a Detailed Consent with full information in respect of access and services. The conditions, principally relating to the submission of materials for approval.

In addition to the Planning Consent, full details in respect of foul and surface water drainage are available on the Planning Portal, as are the Ecological Reports and Aboricultural Impact Assessment, as it should be noted that the property does have one tree on the boundary with a TPO.

Services:

Mains water and electricity are available. Drainage as per the detailed report. No gas in the area.

Planning Approval:

As per the attached Scheme, the current Planning Consent provides for two good sized detached dwellings, the conversion of the former chapel having accommodation of; Entrance Porch, Living Room, Kitchen/Dining Room, Office, Cloakroom, Utility and stairwell into the First Floor Landing with Master Bedroom, En Suite, two further Bedrooms, separate

Bathroom. The joint entrance driveway leads to a good sized parking area and gardens.

The detached dwelling has Consent for a large property with accommodation of; Entrance Hall, separate WC, Kitchen/Living Area and separate Sitting Room together with First Floor Landing, Master Bedroom with En Suite, two further Bedrooms and Bathroom, once again having ample parking and good sized gardens.

Viewing:

By calling at the site at any reasonable time. Access to the interior of the chapel is by appointment only.

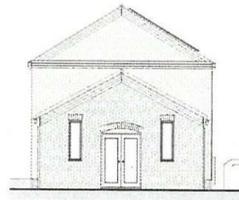
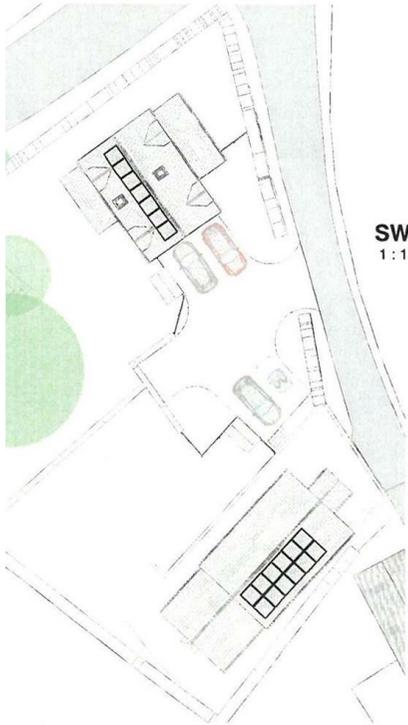
Directions:

From Hereford, proceed in a southerly direction along the Abergavenny Road, turning right for Clehonger/Madley after just leaving the city. Continue into the Village of Clehonger, turning left (signposted Kingstone). After proceeding through the Village of Kingstone, turn right at the T junction and continue for approximately 4 miles, turning left towards Vowchurch. After a short distance, the site will be located on the left hand side (as denoted by the Agent's For Sale board).

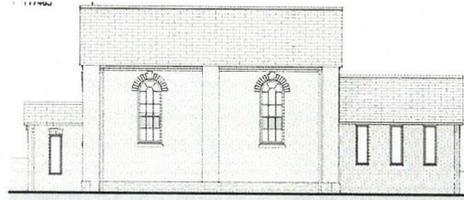
Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

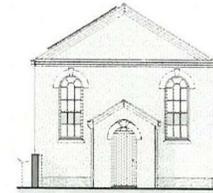




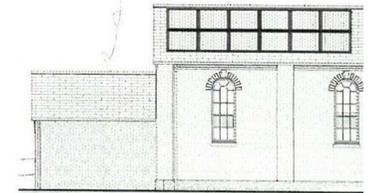
SW elevation- Proposed conversion
1 : 100



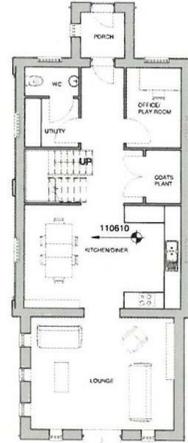
NW elevation- Proposed conversion
1 : 100



NE elevation- Proposed conversion
1 : 100



SE elevation- Proposed conversion
1 : 100



Ground floor- Proposed conversion
1 : 100



First floor- Proposed conversion
1 : 100



Mixed native hedgerow
To comprise bushy transplants or cell grown stock, 60-80cm high. A variety of locally sourced native woody species, a similar composition to the To include

Crataegus monogyna
Cornus sanguinea
Corylus avellana
Ilex aquifolium
Rosa canina

Hawthorn
Dogwood
Hazel
Holly
Wild rose



Hawthorn



Dogwood



Hazel



Holly



Wild Rose

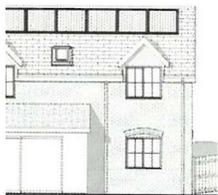
Hedging plants are to be 60-80 cm high, bareroot, healthy and vigorous plants to be planted in a double staggered row, 450mm apart, with 7 plants per metre.

All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane.

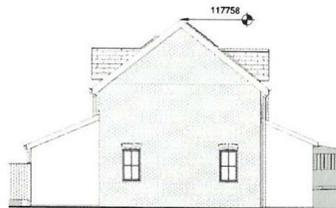
Planting to be completed no later than the first planting season post completion of the external works. The planting will be maintained for a period of 12 months, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced.

Planting area to be cultivated and cleared of weed and construction waste etc.

Proposed



West elevation- New build



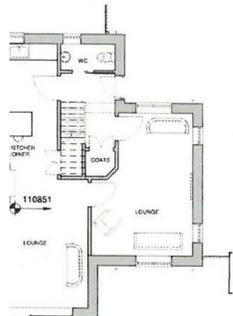
North west elevation- New build
1 : 100



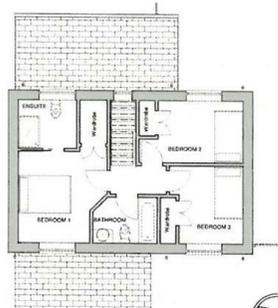
North east elevation- New build
1 : 100



South east elevation- New build
1 : 100



Ground floor- new dwelling



First floor- New dwelling
1 : 100



REVISION D- 17.10.24
Root protection zones updated

REVISION C- 20.9.24
Proposed dwelling fit lowered by 300mm
Ridge and ground level heights shown

REVISION B- 2.9.24
Flat roof areas replaced with lean to tiled roof
Ensure window to match bedroom 2 window size
WC window moved to align with other window and rooflight
Lounge front window increased in width



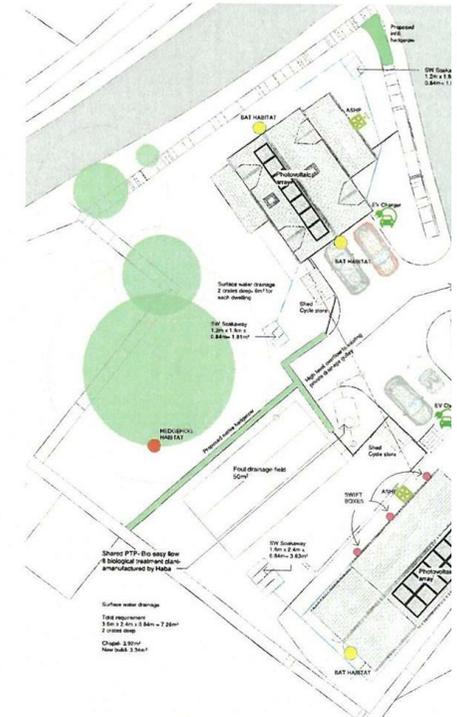
3no- Swift under eaves box



3no- Schwelger F1 bat house-
Incorporated



1no- Woodcrete hedghog habitat



Site plan- Drainage, ecology and lands
1 : 200

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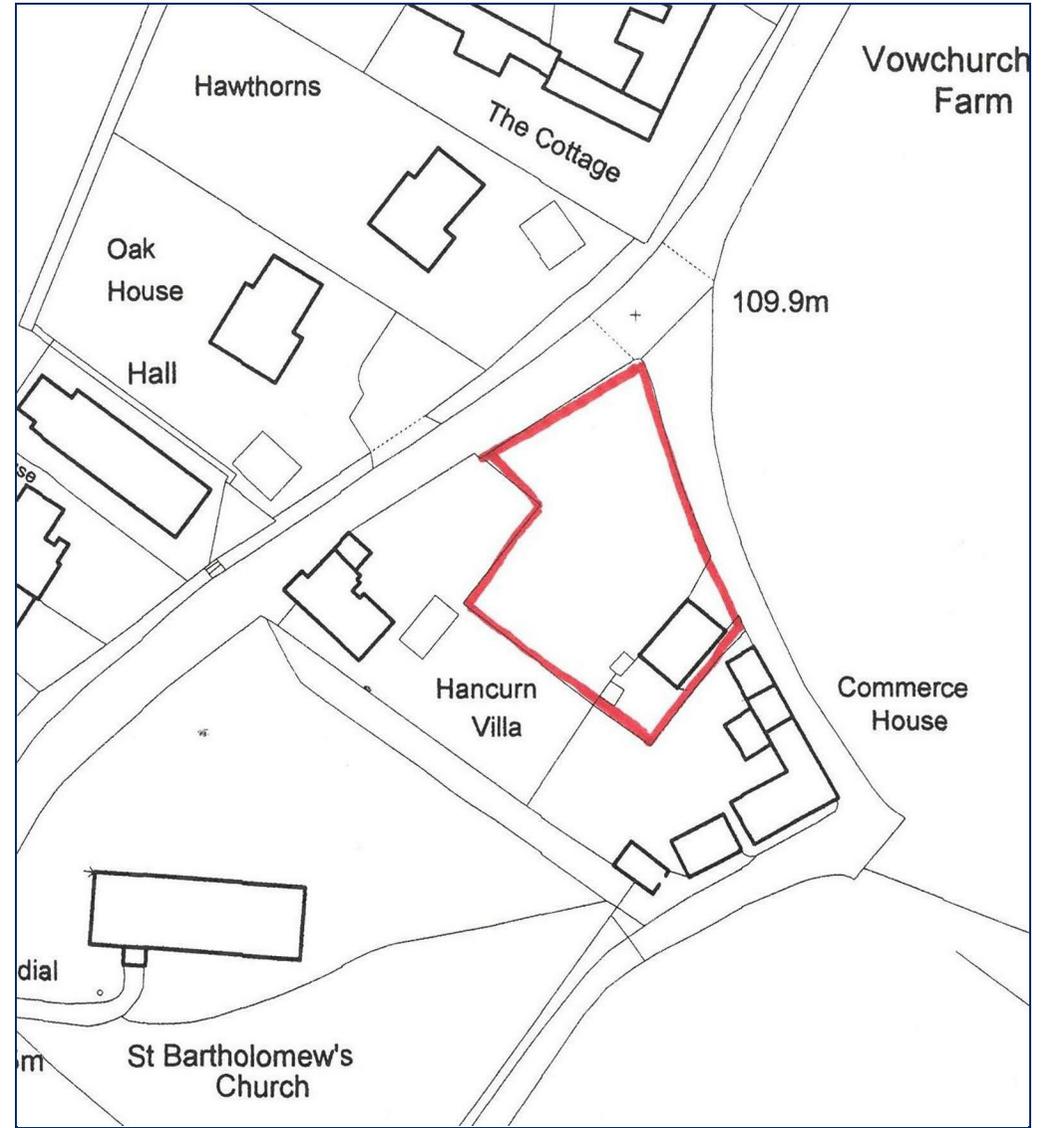
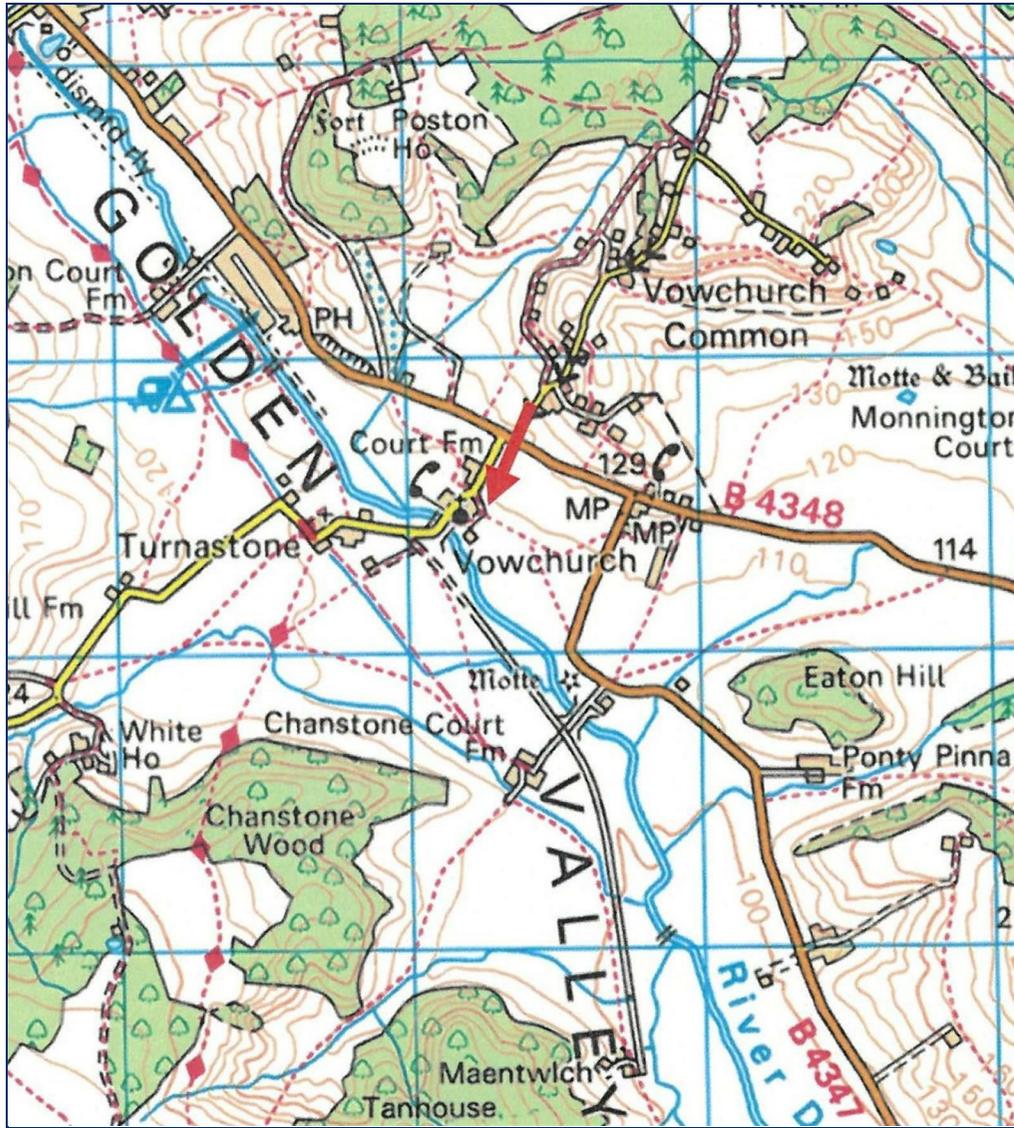
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.