

Location The village of Peterstow lies astride the A49 Ross to Hereford Road, some 3 miles west of the market and tourist town of Ross-On-Wye. The village is sought after for a number of reasons. In the centre of the village is a large grassy Common, whilst just a few paces away from the Common is the busy village shop, Post Office and Off Licence and a bus stop with regular services to Ross, Hereford and Gloucester. There are two pubs, the Yew Tree and the Red Lion Inn, both locally owned, and ancient St Peters Church which was transformed some 15 years ago to be both a church and multi-functional space. A lovely friendly village with easy access to the M50 motorway/ A40 dual carriageway.

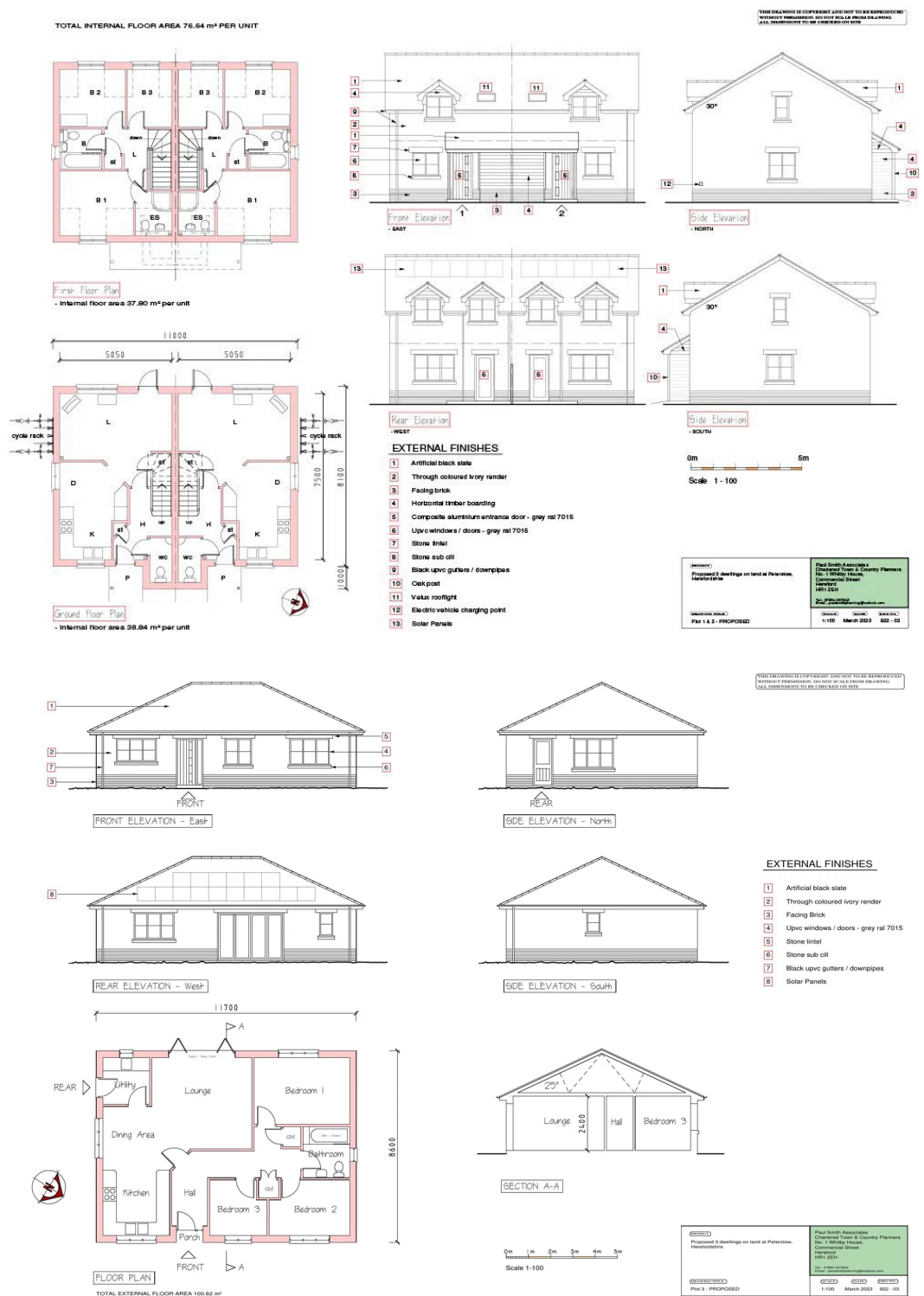
Description An opportunity to acquire a plot in an exceptionally well regarded village providing a far reaching rural outlook over the surrounding farmland. The Outline Planning Permission has been granted for three dwellings, the first a three bedroom bungalow of approx. 1076 sq.ft of accommodation, the other two dwellings are two, three bedroom semi detached houses of approx. 807 sq.ft of accommodation each. The detached bungalow has its own separate vehicular access, with the dwelling comprising open plan living accommodation with double opening doors from the lounge giving far reaching, uninterrupted views across the surrounding countryside. The other dwellings have shared vehicular access, which has a right of way across the existing agricultural access. Both of these proposed dwellings have an open plan living area, again taking advantage of the rural outlook. The plot presents an excellent opportunity for developers or private purchasers seeking to build three homes in a sought-after village location, subject to the approved plans and any pre-planning conditions. **Planning Permission:** Planning permission has been granted under Herefordshire Council planning reference (**P250797/0**).

Services We have been advised that mains electric services and water are available to be connected to the site. Drainage is to be connected to a private treatment system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure Freehold.

Viewing By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989768320 **Directions** ///thrashed.alongside.treaty

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.





MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

- 1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
- 2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

Ross-on-Wye - Sales
Stroud House, Gloucester Road, Ross-on-Wye

01989 768320 option 1

ross@johngoodwin.co.uk

<https://www.johngoodwin.co.uk/>