



AN EXCITING OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH FULL PLANNING CONSENT (REF. P251634/F) FOR THREE DETACHED THREE BEDROOM HOMES, EACH OFFERING OVER 2,000 SQ FT OF SPACIOUS ACCOMMODATION WITH DETACHED DOUBLE GARAGES. THE SCHEME PROVIDES AN EXCELLENT CHANCE TO CREATE HIGH-QUALITY FAMILY RESIDENCES WITHIN A WELL-CONNECTED YET PEACEFUL SETTING JUST OFF WATLING STREET, ROSS-ON-WYE.

Development Site - £450,000 Guide Price

Watling Street, Ross-on-wye, Herefordshire, HR9 5UF

Development Site Watling Street

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

A rare chance to acquire a development site with full planning consent (Ref.251634/F) for three detached three bedroom homes (approx. 2,096, 2,096 and 2,200 sq ft each) with detached double garages. Quietly positioned just off Watling Street, Ross-on-Wye, the scheme balances excellent connectivity with a peaceful, semi-rural setting.

House Types

The Porter – 2096sqft 3 Bedrooms. Two Units

- Open-plan kitchen/dining/family room with garden access
- Utility Room & WC
- Separate lounge and dedicated study/snug
- Principal bedroom with en-suite and dressing area
- Two further doubles, one with en-suite and family bathroom

The Masefield – 2209sqft 3 Bedrooms. One unit

- Living Room and expansive kitchen/dining space
- Separate dining room with further seating area.
- Principal suite on the first floor with en-suite and dressing area.
- Two further ground floor bedrooms both with ensuites.
- Utility & cloakroom

Services

We have been advised that mains electric services are available to be connected to the site with heating/hot water being connected via air source heat pumps on each plot. Drainage is to be connected to Welsh Waters main sewer but no soakaways can discharge to this. 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

We are advised (subject to legal confirmation) that the site is freehold.

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.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND TBC for each plot

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Site plan



NOTES

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REVISIONS

NO.	DESCRIPTION	DATE
1	Initial design	14.05.25
2	Revised design	14.05.25
3	Final design	14.05.25

DRAWING TITLE

Proposed Site Plan

PROJECT

Watling Street,
Ross-On-Wye

CLIENT

FreemanHomes

SCALE

1:500@A3

DATE

May 2025

DRAWING NO.

7066-P-102

REV

C

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design architects

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Site Area Summary			
Total no. Units	3		
Gross Site Area (Ha)	0.465		
Net Car Footprint (m ²)	1279.3		
Net Coverage (m ² /Ha)			

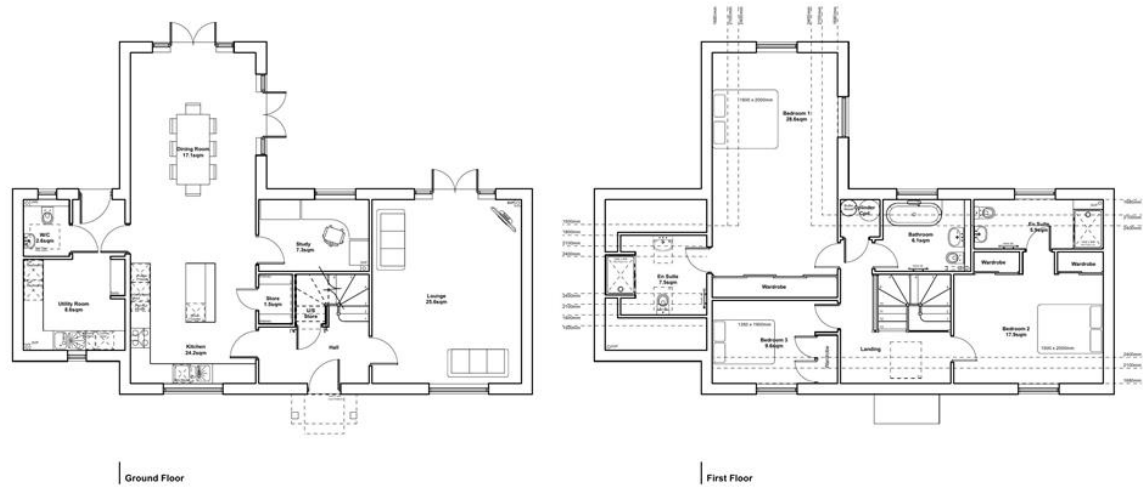
Accommodation Schedule					
Open Market	Area (Sqm)	House Type	Storey	Total no.	Total Area (Sqm)
2209.8	205.3	Mixedfield	1	1	2209.8
2098.9	194.8	Porter	1.5	2	4193.8
Total				3	594.9
Total Car Parking Spaces					12.0

- Site Boundary
- Land within Client Ownership
- Existing Unofficial Footpath Route Maintained
- Existing Trees (RPA's)
- 1.8m Close Boarded Fence
- 1.8m Wall (Material to match associated dwelling)
- 1.2m Post and Wire
- 1.1m Estate Railings
- Retaining Features
- Bin Collection Point
- Proposed Trees and Hedgerow
- Road - Asphalt
- Driveways - Block Paving
- 1.5m wide Hoggin Path **
- Footpath - Pavilours
- Soakaway

** Hoggin footpath to be inspected annually and repairs to be made immediately following inspection

The Porter (one plot is handed)

Porter
3 Bedroom House
194.8sqm 2096.9sqft



NOTES	REVISIONS	PROJECT	CLIENT	DRAWING TITLE	DRAWING NO.	REV	
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		SCALE 1:100@A3	DATE May 2025		Quattro design solutions		

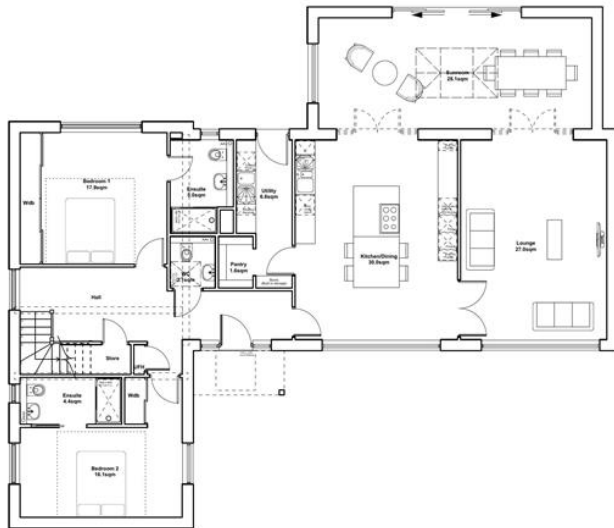
Porter
3 Bedroom House
194.8sqm 2096.9sqft



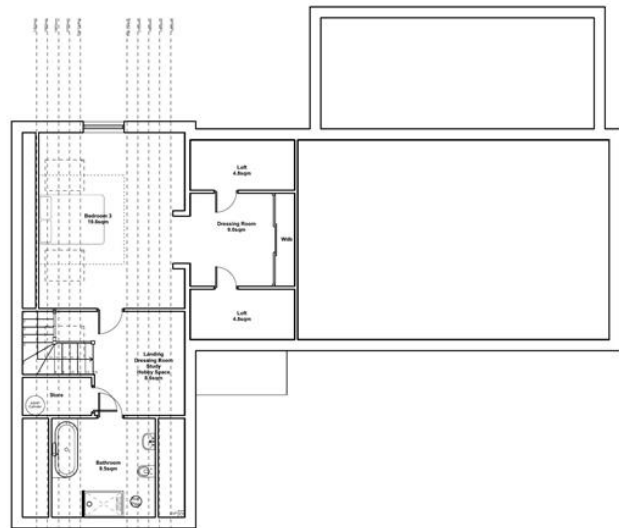
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		SCALE 1:100@A3	DATE May 2025		Quattro design solutions		

The Masefield

Masefield
4 Bedroom House
205.3sqm 2209.8sqft



Ground Floor



First Floor

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possible.

PROJECT
Watling Street, Ross-on-Wye

SCALE 1:100@A3

CLIENT
FreemanHomes

DATE *May 2025*

DRAWING TITLE
Proposed Floor Plans
Plot 1

DRAWING NO.
7066-P-200

REV

Masefield
4 Bedroom House
205.3sqm 2209.8sqft



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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PROJECT
Watling Street, Ross-on-Wye

SCALE 1:100@A3

CLIENT
FreemanHomes

DATE May 2025

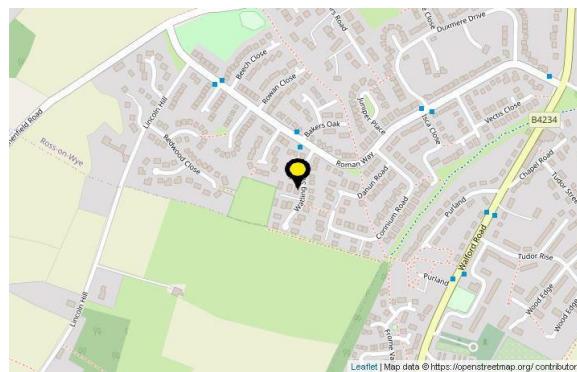
DRAWING TITLE
Proposed Elevations
Plot 1

DRAWING NO.
7066-P-700

REV

Quattro
design institute

From the stone-built market house in the centre of Ross, proceed southwards from the town along the Walford Road. After $\frac{3}{4}$ mile, turn right into Roman Way, thereafter taking the fourth turning left into Watling Street and the development site can be found at the end of the cul-de-sac.

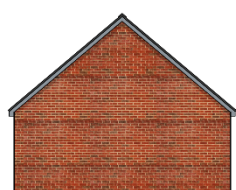


Technical drawing of a car wash layout. The drawing shows a rectangular area with a width of 6000 and a height of 1800. Two cars are parked side-by-side. The layout includes a water supply system with a pump and a water meter, and a drainage system with a pump and a drainage pipe. The drawing is labeled with dimensions and equipment labels.

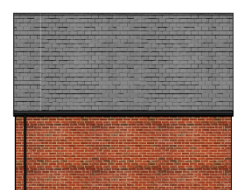
Front Elevation



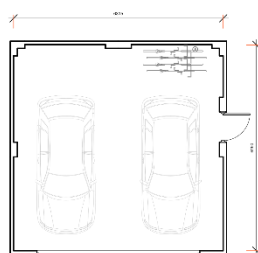
Gate Elevation:



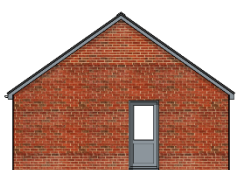
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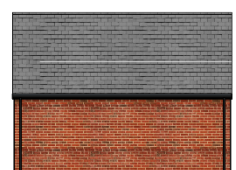
Google



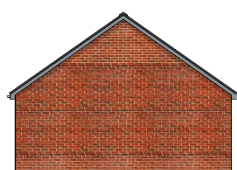
Exact Equation



Gate Flexibility



Discussion



Link to Illustration

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PROJECT
Watling Street, Ross-on-Wye

CLIENT
FreemanHomes

DRAWING TITLE

Proposed Floor Plans and Elevations - Garages

DRAWING NO. **7066-P-703** **REV** **-**

Gloagaster | London | Cardiff
Regional Office | Midlands West office | Regional Office



**JOHN
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EST. 1981

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