

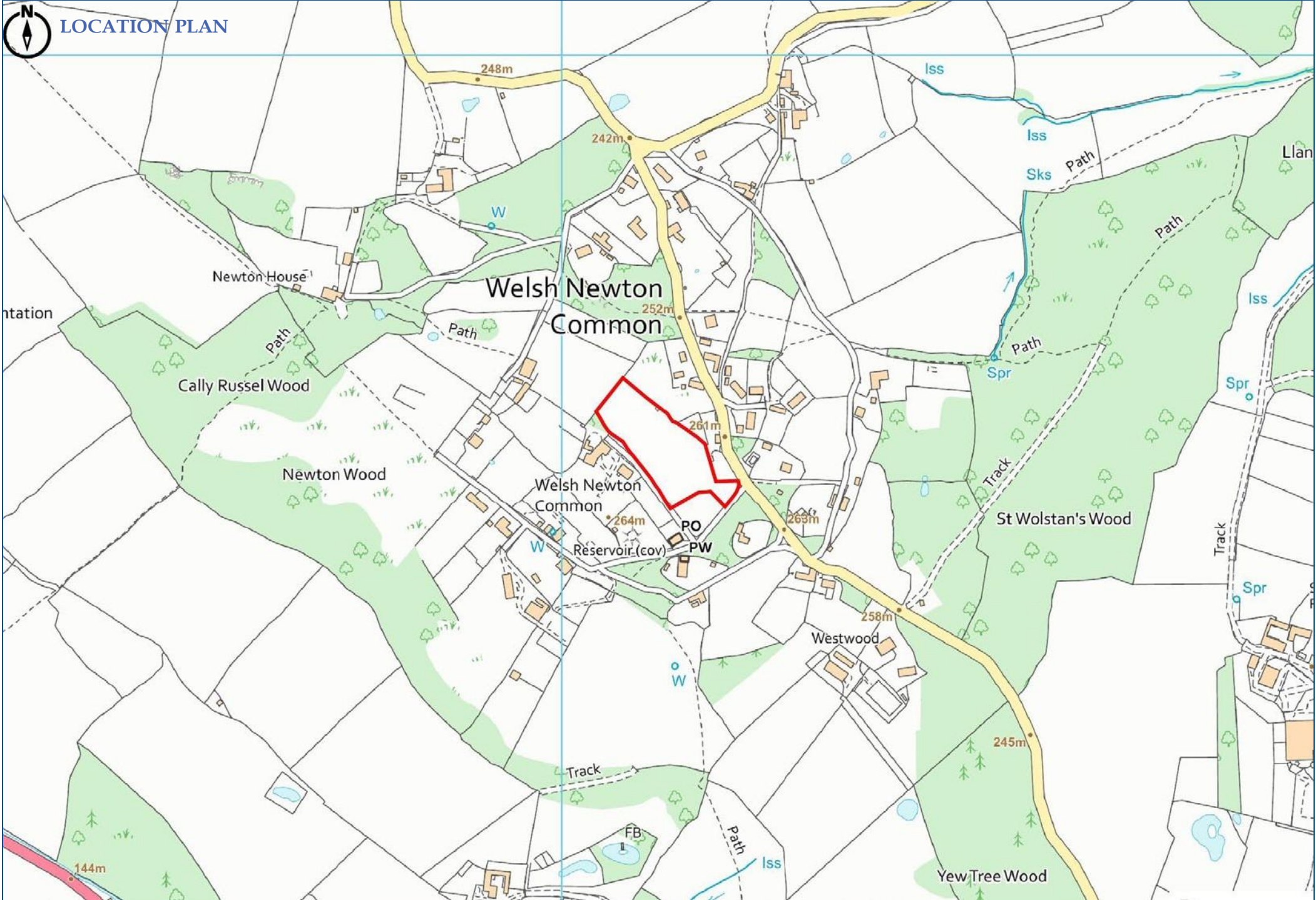


LAND LYING TO THE NORTH WEST OF THE BEECHES

WELSH NEWTON COMMON | HEREFORDSHIRE



LOCATION PLAN





LAND LYING TO THE NORTH WEST OF THE BEECHES

WELSH NEWTON COMMON | HEREFORDSHIRE | NP25 5RT

THE LAND TO THE NORTH WEST OF THE BEECHES IS SITUATED DIRECTLY ADJACENT TO TWO DETACHED DWELLING WHICH ARE CURRENTLY UNDER CONSTRUCTION AND SURROUNDED BY EXISTING DWELLINGS IN WELSH NEWTON COMMON. THE SITE OFFERS A POTENTIAL VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR A SMALL SCALE RESIDENTIAL SCHEME.

Welsh Newton Common is a scattered hamlet set off a no through lane in this elevated peaceful location on the English/Welsh border. The site is situated within the defined settlement boundary at the heart of the village. It is anticipated that the site offers a potential opportunity for a development of up to 5 dwellings, subject to planning consent.

Powells are instructed to invite offers for the site from developers on a conditional 'Subject to Planning' basis with the successful developer pursuing residential planning consent upon the site prior to completion.

- Superb location within the heart of the village of Welsh Newton Common •
- An existing approved access off an adopted highway •
- Very accessible to the towns of Monmouth & Ross-on-Wye •
- Welsh Newton Common is one of the settlements allocated for housing growth within the Herefordshire Core Strategy •
- Site area offered up to approximately 0.96 hectares (2.38 acres) – subject to final agreed terms •
- Offered for Sale on a Conditional 'Subject to Planning' Contract •

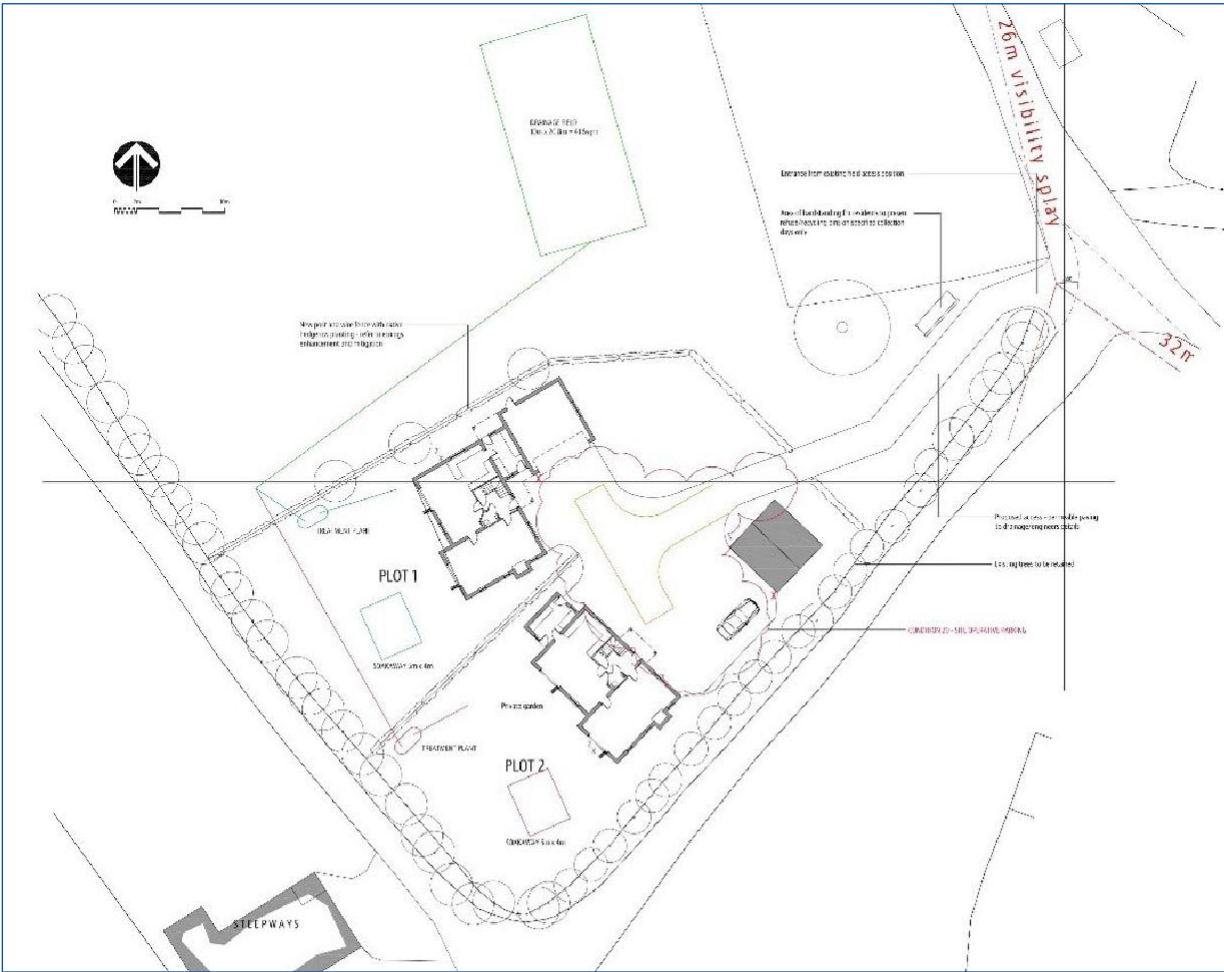
M50. J.3 0.5 mile • Ross-on-Wye 4.8 miles Newent 5 miles
Hereford 15 miles
(all distances are approximate)

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.

PLANNING INFORMATION

Planning consent has previously been granted on a portion of the field which has been sold and is currently being delivered. A shared access into the site is being constructed as part of this existing scheme, however access into the site remains within the land subject to this invitation of offers.

- Welsh Newton Common is allocated for housing growth within Figure 4.15 of the Herefordshire Core Strategy
- The site is wholly within the defined settlement boundary of Welsh Newton Common as set out within the adopted Welsh Newton and Llanrothal Group Neighbourhood Development Plan (NDP)
- Access into the site from the public highway has been granted planning consent which has been implemented
- Herefordshire Council are currently failing to meet their statutory housing target. The presumption in favour of sustainable development is engaged





SITE PLAN



SITE INFORMATION

Description: Occupying a prime position within Welsh Newton Common, this development opportunity comprises a well-located parcel of land adjoining a recently approved residential scheme. The surrounding area is characterised by detached dwellings set within generous plots, framed by mature woodland and the attractive Herefordshire countryside. The site presents an excellent opportunity for a developer to deliver a high-quality residential scheme in a desirable village setting. The extent of the land available is shown edged red on the front cover plan.

The site is located at the heart of the village of Welsh Newton Common, which is a settlement allocated in the Herefordshire Core Strategy as being an appropriate location for proportionate housing growth.

Subject to detailed design and the scale of development proposed, the site is considered capable of delivering up to five high-quality village homes. Any future layout will need to accommodate existing drainage infrastructure serving the adjacent new-build dwellings, together with a Welsh Water pipe and overhead electricity cables crossing parts of the site. Plans showing the location of the drainage field and water pipe are provided on page 3 of this brochure.

Planning Status / Development Opportunity: Welsh Newton Common is within the planning authority area of Herefordshire Council. The authority is currently progressing a new Local Plan and have re-commenced consultations for a new Spatial Plan following the increased housing supply targets under the new National Planning Policy Framework (NPPF). The authority has been proven to have only a 3.11-year Housing Land Supply (HLS), significantly below the statutory 5-year HLS, therefore planning policy required a presumption in favour of sustainable development. As Welsh Newton Common is allocated within the Herefordshire Core Strategy it is considered to be a sustainable location for new development where the principle of development should be supported.

The Welsh Newton and Llanrothal Group Neighbourhood Development Plan was made on 13 September 2019 (NDP), as the local authority cannot meet its 5-year HLS and the NDP is more than 5 years old it is now considered to be out of date for the purpose of decision making. Whilst the Local Authority may give some weight to the policies contained within it, they are no longer binding, which creates greater flexibility for development proposals.

Services: All interested parties should satisfy themselves to the availability, capacity and connection costs for all services & utilities to the site and make, and rely upon, their own enquiries.

Wayleaves & Easements & Rights of Way: All interested parties should satisfy themselves in respect of any existing wayleaves, easements & rights of way and make, and rely upon, their own enquiries.

Development Area & Retained Rights: The development area is to be agreed by negotiation. The Vendor will require a reservation of a full right of access to any retained land for future development, and with the appropriate easement rights for all mains services / utility connections to their retained land.

INVITATION OF OFFERS – SUBJECT TO PLANNING

The Land at Welsh Newton Common is available For Sale by Informal Tender with conditional offers, subject to planning consent only, invited for the site.

Please review the *Marketing Information Letter* that accompanies this Brochure for full details of the tender process; proposal information requested and tender deadline date.

The proposed Conditional 'Subject to Planning' Contract will be for a Contract Period of 24 months with a 6-month Extension Period if awaiting determination of a planning application/appeal.

A non-refundable, yet deductible, from the agreed Sale Price, Deposit of £15,000, along with the landowners professional & legal fee contributions will be required to be paid upon the exchange of conditional subject to planning contract.

A fixed contribution which is non-refundable, yet deductible, from the agreed Sale Price, of £5,000 plus VAT each for the vendors professional & legal fees (total of £10,000 plus VAT) will also be required to be paid on exchange of contracts, additional to the Deposit.

All offers submitted will be Subject to Contract. The selected developer will be required to enter into the Conditional Subject to Planning Sale Contract within six weeks of Solicitors being instructed.

In preparing an offer for the acquisition of the freehold site, subject to a successful planning consent, all parties are to include the information stated on the *Marketing Information Letter* and *Tender Form*.

VAT: The VAT position is to be confirmed.

Expressions of Interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: Viewings are strictly by prior appointment with the selling agent. Interested parties must not access the site without the selling agent's consent..

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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