

Strategic Residential Development Opportunity

Coldwells Road, Munstone, Hereford, HR1 1LH

£300,000
Guide Price

Partners in Property

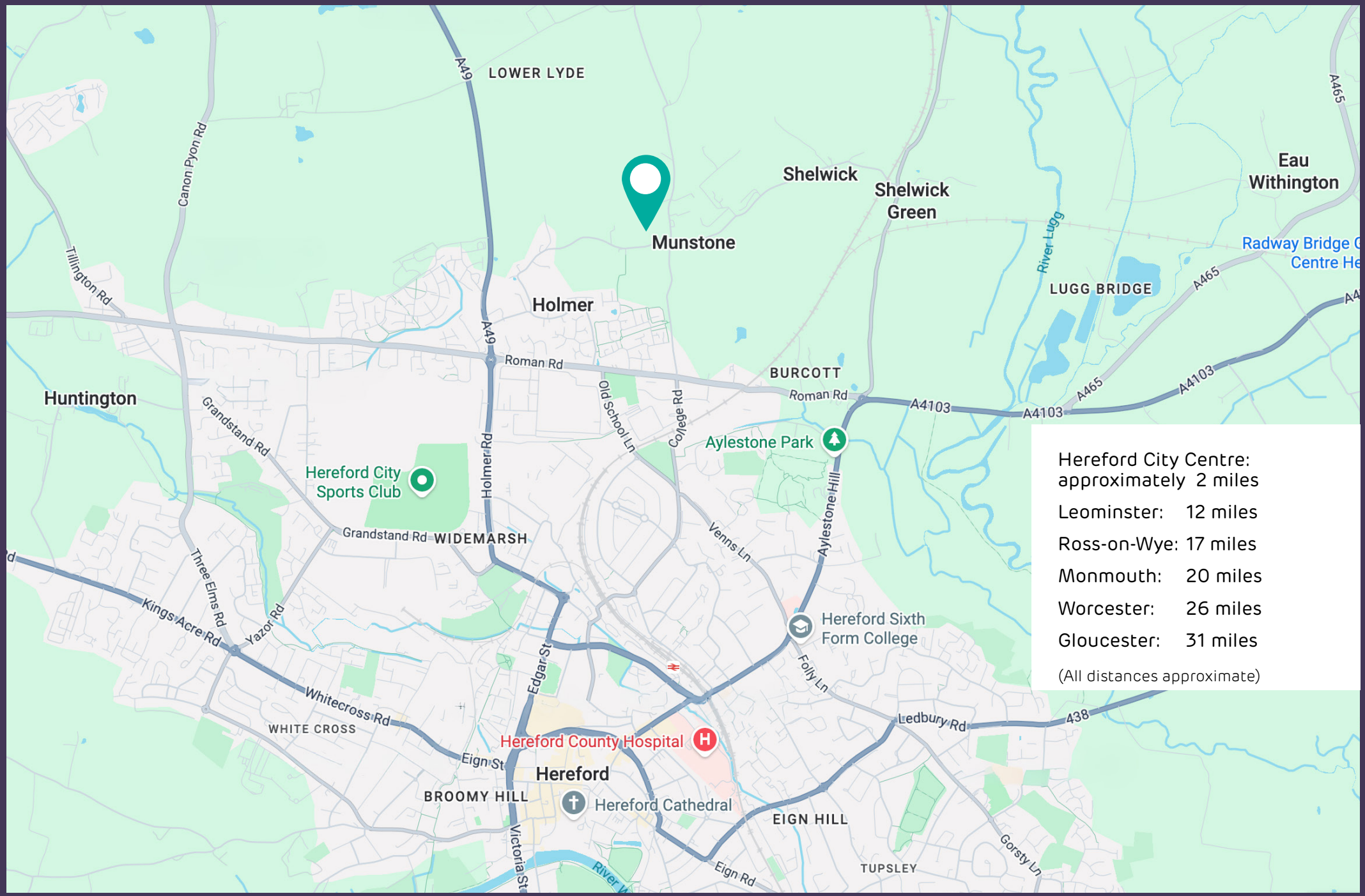
Situated approximately 2 miles from Hereford city centre, Munstone represents a well-connected village setting at the edge of the city. The area offers a balanced environment, combining a semi-rural character with immediate access to Hereford's employment, retail and leisure amenities.

The site at Coldwells Road lies within the established settlement of Munstone, benefitting from a position that bridges countryside surroundings with urban convenience. Open green space, surrounding farmland and established residential properties define the character of the area, while the nearby A4103 (Roman Road) provides direct and efficient links into Hereford and the wider region.

Munstone continues to attract interest from both owner-occupiers and developers, due to its proximity to the city, accessibility, and established community setting. The location supports a broad range of lifestyles, offering the appeal of village living alongside the practical advantages of a city-edge position.



Munstone village



Coldwells Road, Munstone, Hereford

Site

Coldwells Road, Munstone

The land at Coldwells Road comprises a well-positioned parcel within the settlement boundary of Munstone, occupying a prominent corner position at the junction of Coldwells Road and Munstone Road.

The site is currently laid to grass and is clearly defined by existing hedgerows to the east and south, with residential development to the west and open land extending beyond the northern boundary. This creates a considered balance between enclosure and openness, offering a straightforward and accessible plot.

Its position at a crossroads provides strong visibility and a natural point of access, while the surrounding context of existing housing supports the principle of residential use, subject to necessary planning consents.

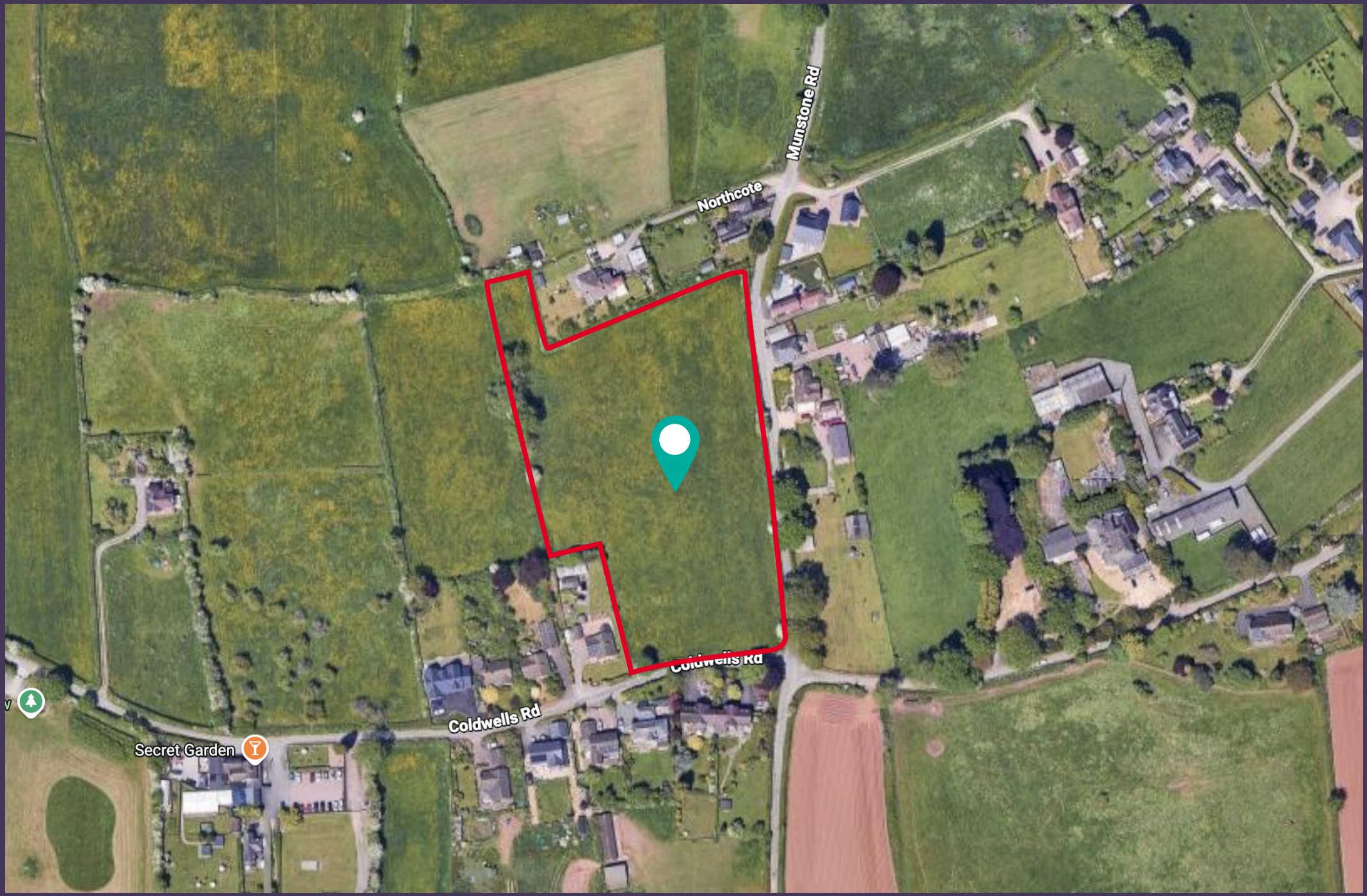


Site



Coldwells Road, Munstone, Hereford

Site



Coldwells Road, Munstone, Hereford

Site

Planning & Development Potential

The site presents a compelling near-term residential development opportunity, supported by both its planning history and evolving policy position.

The land has a long-standing history of promotion for residential development, having been submitted to Herefordshire Council through the Housing Land Availability Assessment (HLAA) process and promoted as part of the Core Strategy consultation. Previous planning representations identified the site as capable of contributing towards meeting Herefordshire's housing needs, particularly in the context of Hereford's role as a sub-regional focus for growth and the requirement for increased housing delivery.

Strategic planning evidence has also highlighted the need for a flexible and responsive supply of housing land, including opportunities for expansion to the north of Hereford in locations such as Munstone.

The Munstone Neighbourhood Development Plan (NDP) has now expired, removing a key layer of local policy constraint. In addition, Herefordshire Council is currently unable to demonstrate a five-year housing land supply, strengthening the position for sustainable and well-located sites such as Coldwells Road.

In this context, the site represents a strong opportunity for a sensitively designed residential scheme (subject to planning).

Strategic Context

The site sits within the wider context of planned and historic growth to the north of Hereford, including previous housing allocations at Holmer. This provides a clear precedent for considering further development in this direction, with Munstone forming a logical and sustainable extension to the city's northern edge. While earlier development plan policies placed greater restriction on land north of Coldwells Road, the current planning environment is materially different, creating a more favourable context for bringing forward development proposals.

Deliverability

The site has previously been identified as available for development within a short-term timeframe and benefits from a number of attributes that support deliverability:

- **Direct access via Coldwells Road and Munstone Road**
- **Established boundary features including trees and hedgerows**
- **Adjacent residential development providing a clear settlement context**
- **Location within an established village served by public transport**
- **Access to utilities including electricity and water**

These characteristics support the site's potential for delivery as a natural extension to the existing settlement (subject to planning).

Technical Considerations

Initial appraisal suggests that a drainage solution is achievable, with potential for connection via land to the north (subject to agreement), providing a viable alternative to previous concerns relating to highway drainage. Further technical work would be required as part of any planning application.

Indicative Development Potential

The site is considered suitable for a small-scale residential scheme that responds to the character of the surrounding area (subject to planning).

PLANNING COMMENTARY

Independent planning advice indicates that the site's position, combined with the current absence of a five-year housing land supply and the expiry of the Munstone Neighbourhood Development Plan, creates a more favourable policy context for residential development.

The site's relationship to the existing settlement, and its proximity to Hereford, further support its potential to come forward as part of a logical extension to the city (subject to planning).

Indicative Layout Plan

The layout shown is for illustrative purposes only and reflects a previous concept prepared to explore the site's development potential. It does not form part of any current planning application.



Coldwells Road, Munstone, Hereford

Access & Connectivity

The site benefits from direct access via Munstone Road, offering a short and convenient connection to the A4103 (Roman Road), which provides direct access to Hereford city centre.

Munstone Road is a single carriageway with passing places and serves as a well-established route between the surrounding rural settlements and the city. The site also benefits from connectivity to nearby areas including Shelwick and Lyde.

The proximity to the edge of Hereford supports accessibility by car, cycle and local transport routes, making the location both practical and well-connected.

- Strategic residential development opportunity
- Promoted site with established planning history
- Expired NDP and favourable policy context
- Lack of five-year housing land supply
- Edge-of-settlement location adjacent to existing residential housing
- Prominent and accessible corner position
- Scope for small-scale residential development
- Potential drainage solution identified (subject to agreement)
- Approximately 2 miles from Hereford city centre

Directions:

From Hereford city centre, head north on the A49 before joining the A4103 (Roman Road) towards Worcester. Continue for approximately 1.5 miles, then turn left onto Munstone Road. Follow this quiet country lane as it gently leaves the edge of the city and leads into the established settlement of Munstone. The site will be found at the crossroads with Coldwells Road, a well-positioned corner plot within a peaceful, semi-rural setting.

From the wider road network to the north, follow the A4103 (Roman Road) towards Hereford and take the turning onto Munstone Road. Continue south along this well-maintained single-track lane, with passing places, until reaching the junction with Coldwells Road, where the development site is situated.

Sat Nav postcode: HR1 1LH

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Schools:

Ideally located for a choice of highly regarded local schools, including:

– Trinity Primary School

– Holmer CofE Academy

– St Paul's CE Primary School

– Whitecross Hereford High School & Specialist Sports College

– Hereford Sixth Form College

The site is well located for access to a range of excellent state schools within Hereford, alongside respected further education options. This provides families with a broad and appealing selection, all within easy reach of the development.

Partners in Property

For further information on this opportunity, or to discuss the site in more detail, please get in touch:

contact@partnersinproperty.uk.com

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