

# Development Opportunity with Full Planning Consent

Watling Street, Ross on Wye, Herefordshire HR9 5UF

£450,000  
Guide Price



Partners in  
Property

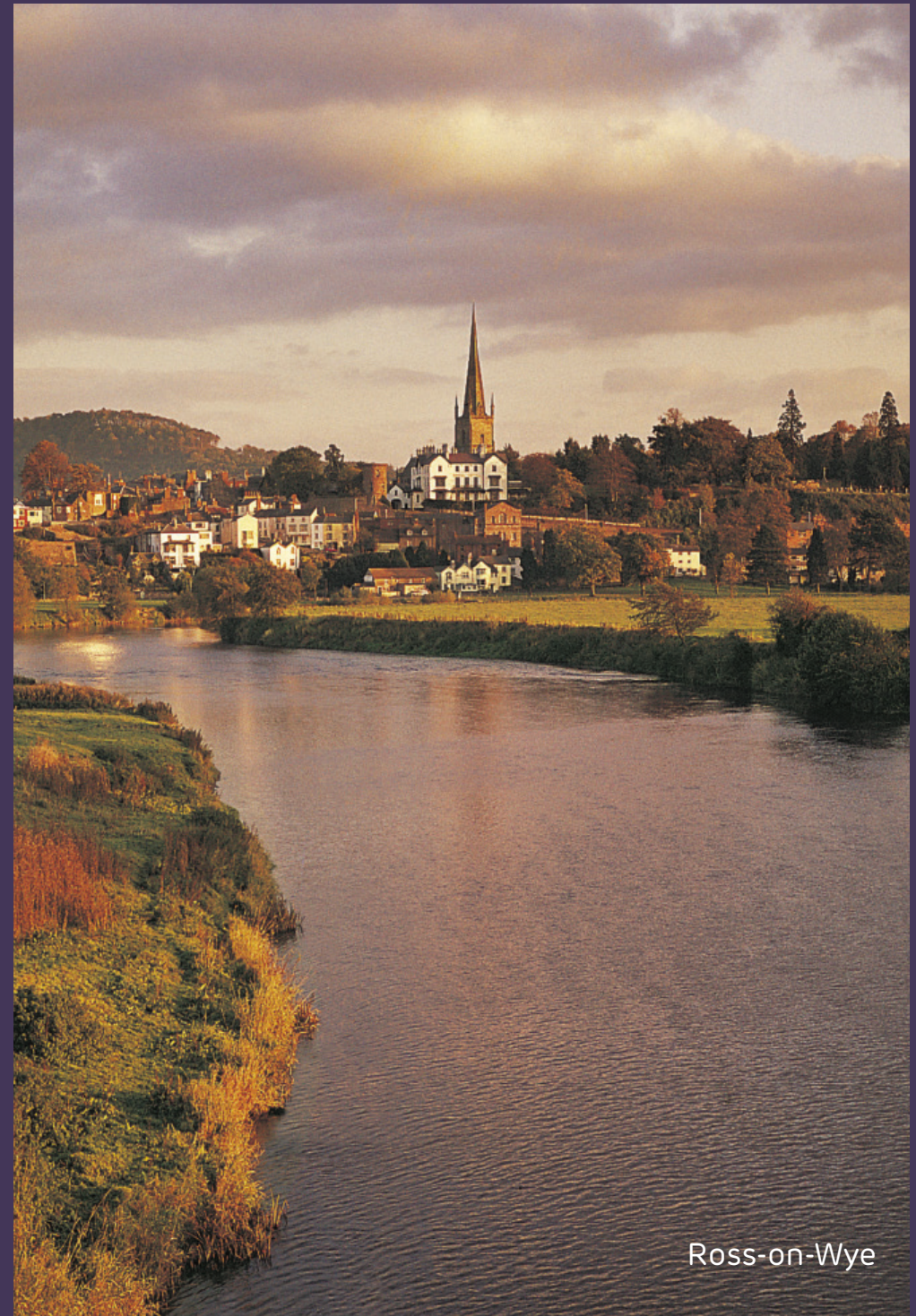


## A Town Renowned for Beauty, Culture and Outdoor Living

Ross-on-Wye stands proudly as the only English town within the Wye Valley Area of Outstanding Natural Beauty — a landscape rich in colour, history and sweeping riverside views.

A former centre of skilled craftsmanship and traditional industries, Ross has retained its charm while evolving into a vibrant, welcoming community. Its elegant Georgian architecture, bustling independent shops and striking landmarks — including the soaring steeple of St Mary's Church and the iconic white façade of The Royal Hotel — define a perfect blend of town and countryside living.

Residents and visitors alike are drawn to Ross for its lifestyle: canoeing along the meandering Wye, cycling through wooded valleys, fishing in tranquil waters, or enjoying artisan cider in one of the many characterful pubs. With a population of around 10,000, it offers both a sense of intimacy and lively activity — underpinning a persistent demand for high-quality homes.



Ross-on-Wye









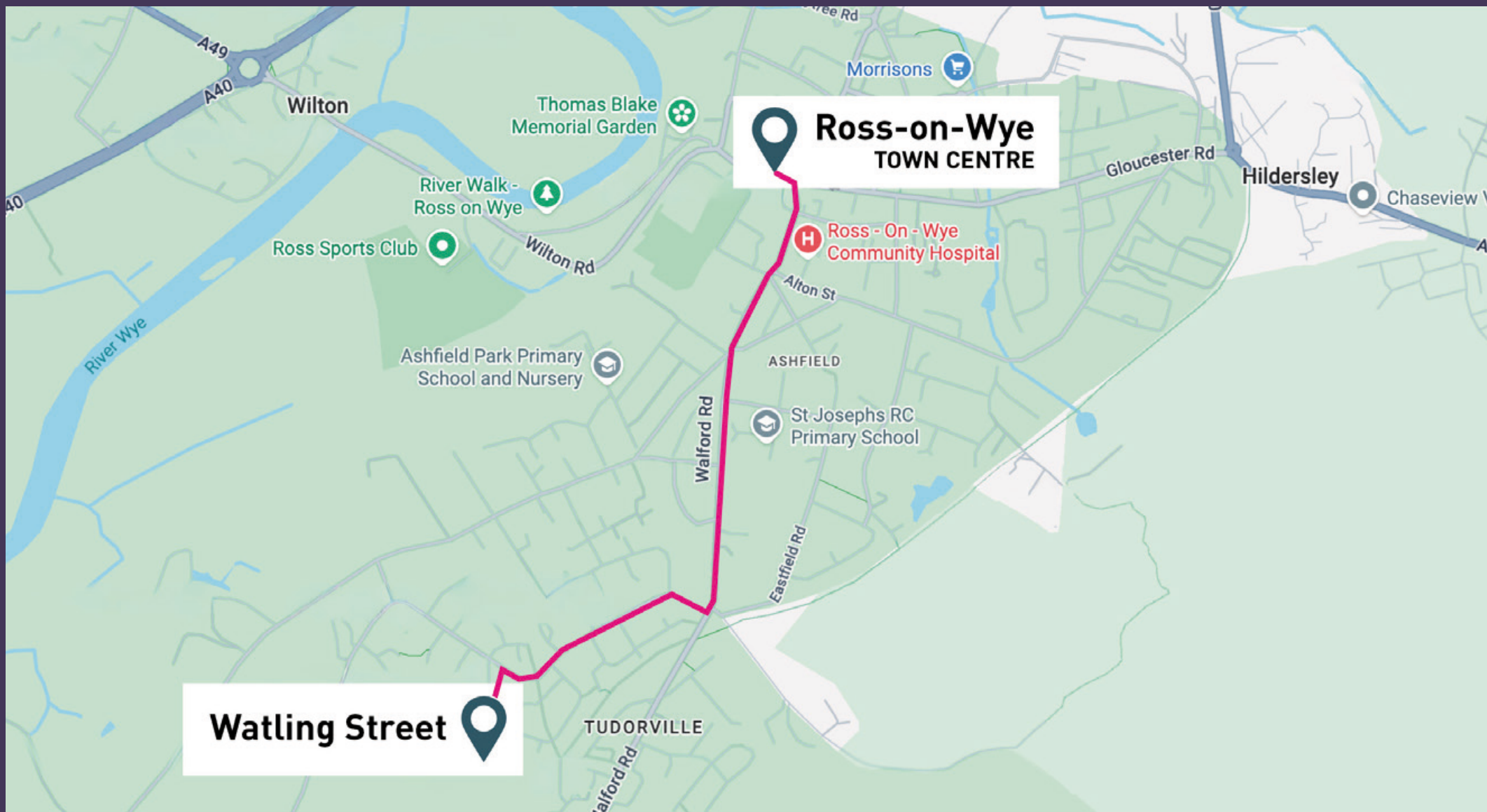












WALKING  
20 minutes



CYCLING  
8 minutes



BUS  
10 minutes



CAR  
7 minutes



Watling Street, Ross-on-Wye



# Watling Street, Ross on Wye, HR9 5UF

An exceptional opportunity awaits visionary developers and designers: a fully consented site (Ref. P251634/F) for three high-end, architecturally striking detached homes, each extending to over 2,000 sq ft with detached double garages. Set discreetly just off Watling Street, this small collection has the potential to become one of the area's most desirable residential addresses — a place where thoughtful design, quality craftsmanship and elevated living come together in a prestigious, limited-edition development of only three individually designed properties.

This is more than a build — it is a chance to create a collection of homes with real presence and long-term value in a location consistently celebrated as one of the most picturesque and characterful towns in England.

Opportunities to acquire plots of this calibre in Ross-on-Wye are rare. The scheme combines a convenient, well-connected position with a calm, semi-rural character in the only English town located within the Wye Valley Area of Outstanding Natural Beauty.



Watling Street, Ross-on-Wye, The Site













# The Masefield

2209 Sqft - 3 BEDROOMS

1 PROPERTY



[CGI is indicative of the same house design built in Herefordshire]





Front Elevation



Side Elevation



Rear Elevation



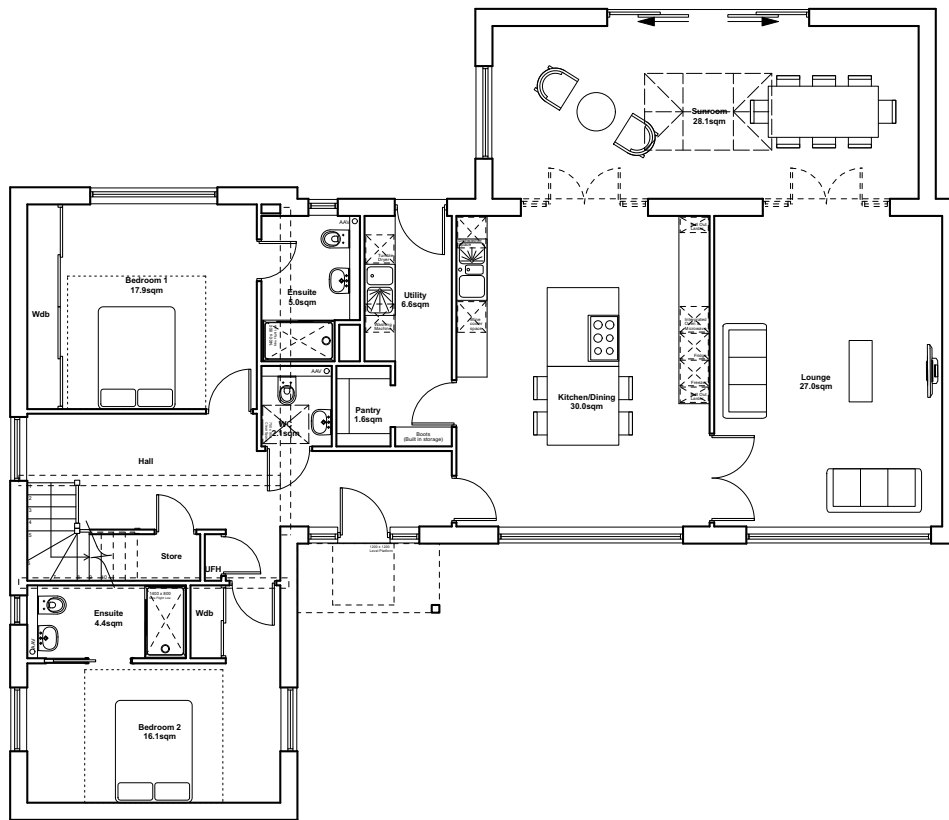
Side Elevation



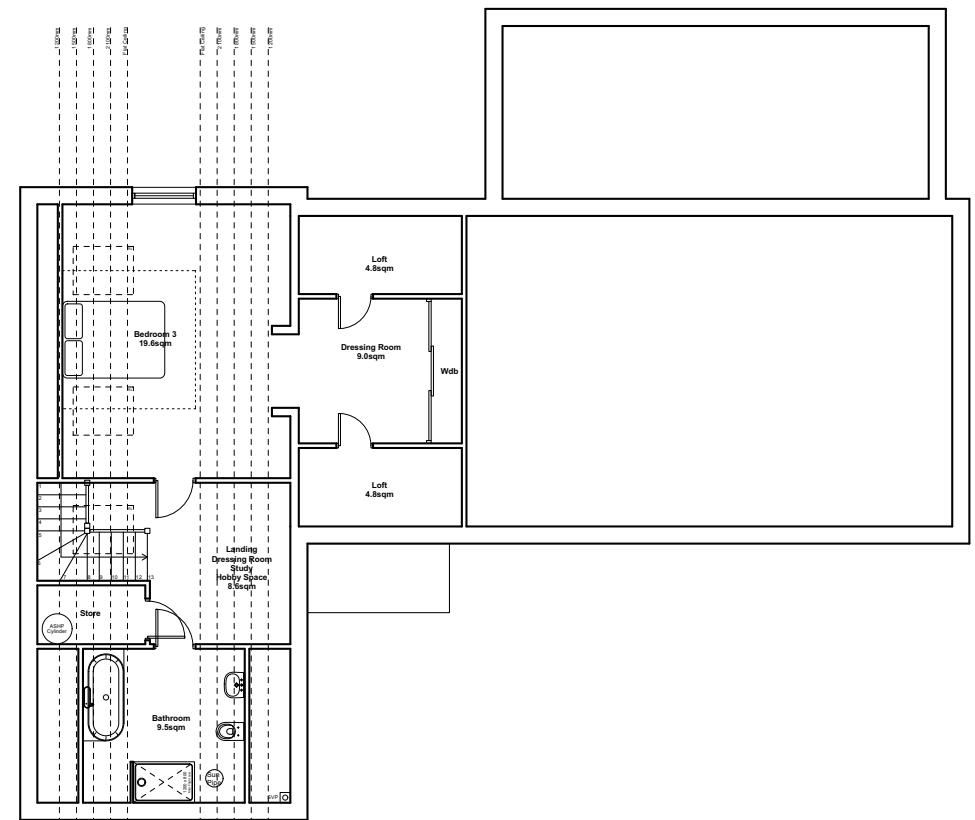
**4 Bedroom Detached**  
205.5 Sqm - 2209 Sqft

All measurements are approximate and may vary. Floor plans are indicative only.

All dimensions are in meters



## Ground Floor



## First Floor





[Photo of same house design built in Herefordshire]





[Photo of same house design built in Herefordshire]



# The Porter

2097 Sqft - 3 BEDROOMS

2 PROPERTIES



(CGI is indicative of the same house design built in Herefordshire)



Watling Street, Ross-on-Wye





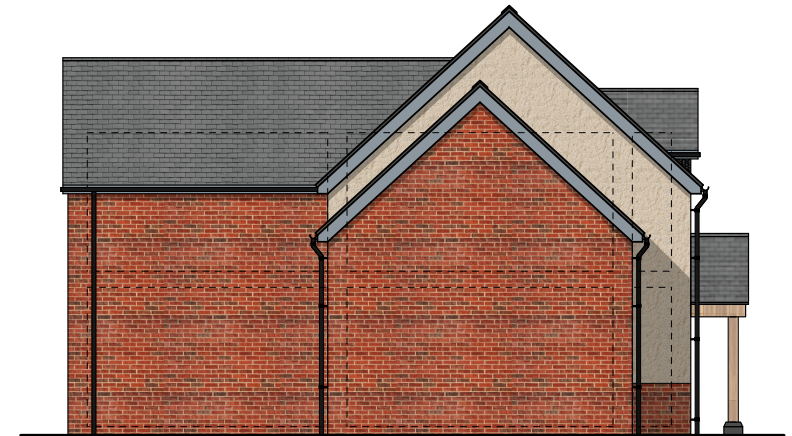
Front Elevation



Side Elevation



Rear Elevation



Side Elevation





Front Elevation



Side Elevation



Rear Elevation



Side Elevation



## Porter Plots 2 & 3 - Floor Plans

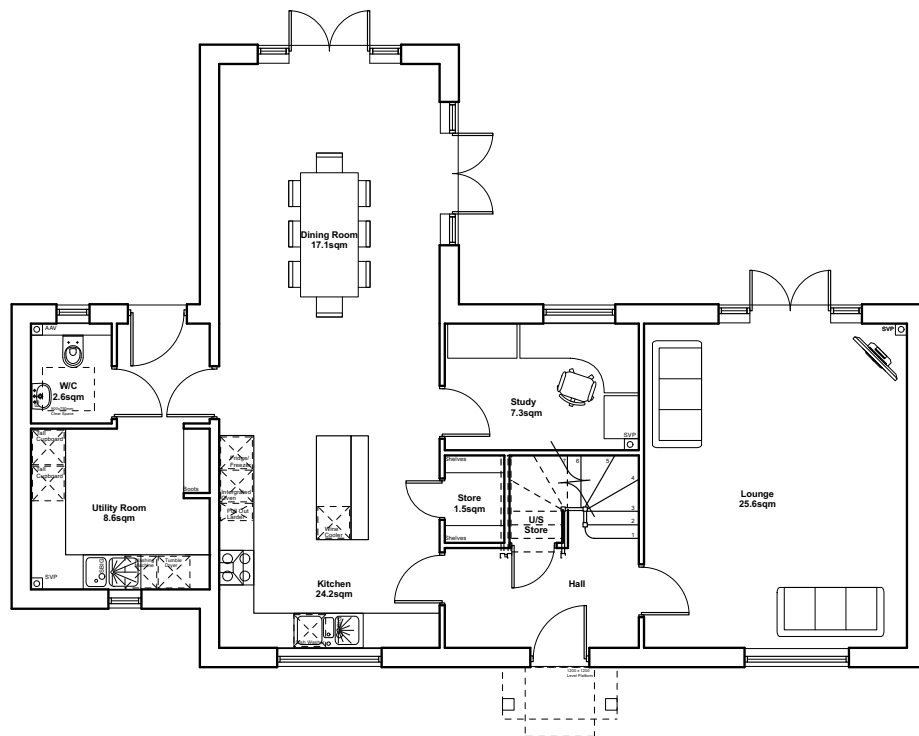
All measurements are approximate and may vary. Floor plans are indicative only.

All dimensions are in meters

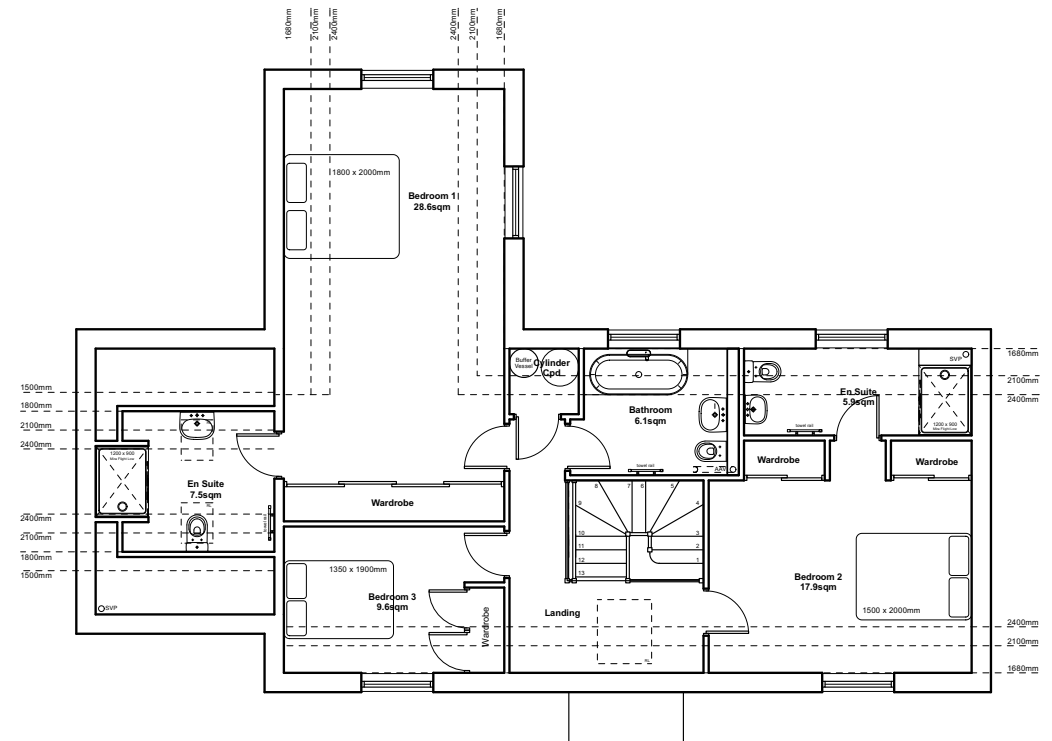
### 3 Bedroom Detached

195 Sqm - 2097 Sqft

(Plot 1 Handed)



Ground Floor



First Floor





[Photo of same house design built in Herefordshire]





(Photo of same house design built in Herefordshire)





(Photo of same house design built in Herefordshire)





[Photo of same house design built in Herefordshire]



## A Setting That Enhances Value

From Ross town centre, head along Walford Road and turn into Roman Way before taking the fourth turning into Watling Street — where the site sits at the end of this peaceful cul-de-sac.

This is a location that will appeal to buyers seeking **privacy, elegance and lifestyle**, yet with effortless access to the town's amenities, schools and transport routes.

## Location:

Excellent access from Watling Street to the West Midlands via the A40/M50/M5 and to South Wales via the A40/M4.

Ross-on-Wye town centre is just 1 mile away, with Monmouth around 8 miles.

The centres of Hereford, Gloucester and Cheltenham are approximately 17 miles, 20 miles and 24 miles respectively.

## Directions:

From Ross-on-Wye, follow the B4234 towards Walford, passing The Mill Race public house. Continue for around a mile before turning into Roman Way. Watling Street is located at the end of this quiet cul-de-sac.

From Monmouth, take the A40 towards Ross-on-Wye and join the A4137. Turn right onto the B4229 for Goodrich and Symonds Yat, continue over Kerne Bridge to meet the B4234, then head back towards Ross-on-Wye. Turn into Roman Way and follow the road to Watling Street at its end.

**Sat Nav postcode: HR9 5UF**

## Schools:

Ideally placed for a choice of highly regarded local schooling, including:

- Ashfield Park Primary School
- St Joseph's RC Primary School
- John Kyrle High School & Sixth Form Academy
- Monmouth School for Boys
- Haberdashers' School for Girls, Monmouth

The property is perfectly located for a choice of highly regarded state and private schooling.



For any additional information on this property please contact us:

Tel: **01989 768 320**

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