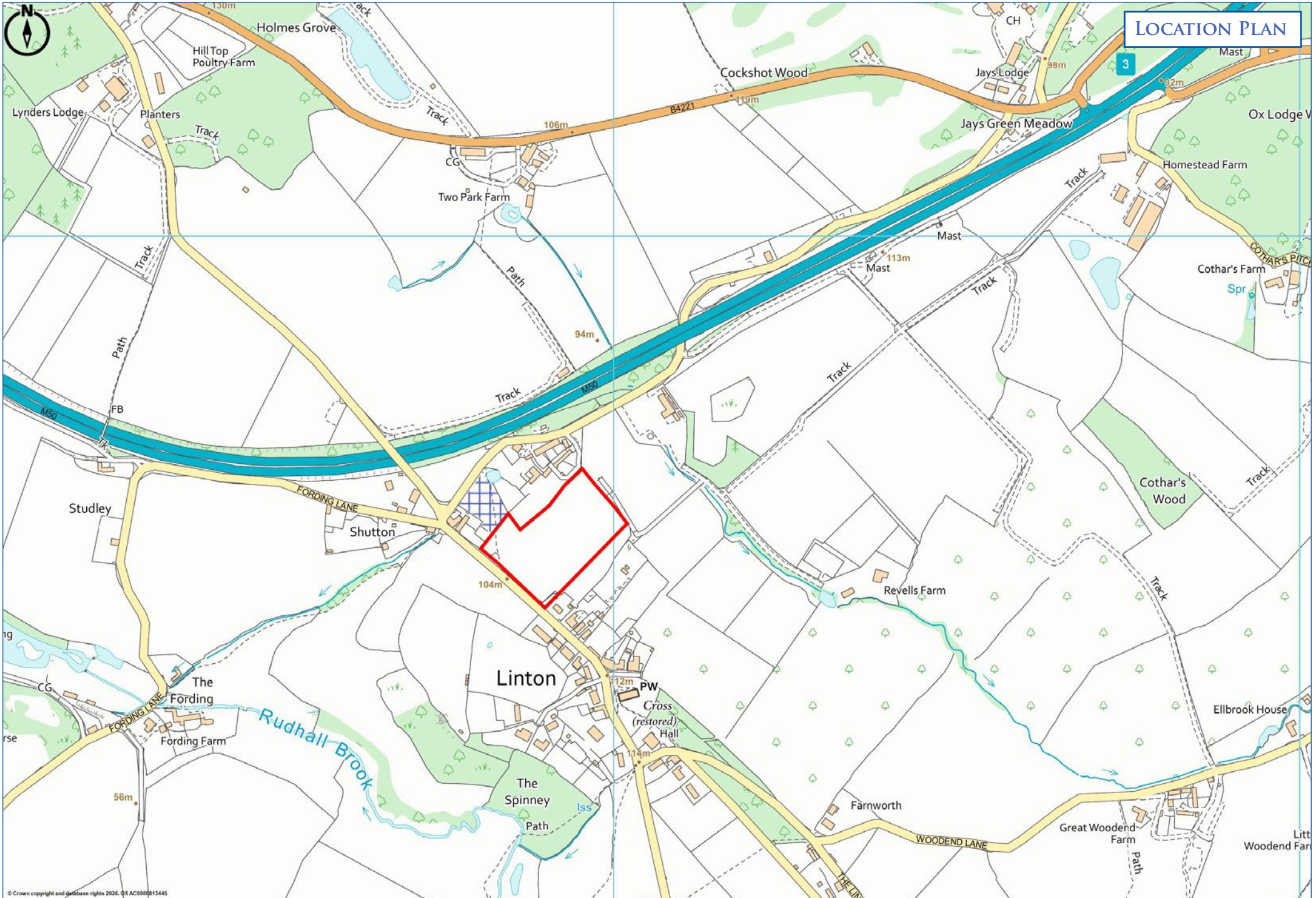




LAND ADJACENT TO LITTLE REVELLS

LINTON | ROSS-ON-WYE | HEREFORDSHIRE





LOCATION PLAN



LAND ADJACENT TO LITTLE REVELLS

LINTON | ROSS-ON-WYE | HEREFORDSHIRE | HR9 7RY

THE LAND ADJACENT TO LITTLE REVELLS IS SITUATED BETWEEN GROUPS OF EXISTING DWELLINGS, WITHIN THE SOUTH HEREFORDSHIRE VILLAGE OF LINTON, AND OFFERS A POTENTIAL VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR A SMALL SCALE RESIDENTIAL SCHEME.

Linton is a very accessible South Herefordshire village, located between the towns of Ross-on-Wye and Newent. The site is situated fronting onto the main village lane and with existing direct access from the highway. It is anticipated that the site offers a potential opportunity for a development of 5 – 10 dwellings to be achieved, 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 existing setting and form of the village of Linton •
- Frontage onto the Linton Village Lane with existing direct access •
- Very accessible to the towns of Ross-on-Wye & Newent & M50 (J.3) connecting to the M5 (J.8) & A40 •
- Linton has a good range of local facilities & amenities with St Mary's Church, Village Hall & Public House •
- Site area offered up to approximately 2.02 hectares (5.0 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.



SITE INFORMATION

Description: The site forms a compact regular shaped parcel of land that is situated between groups of existing dwellings, contained within the general form of the sporadic village settlement of Linton. The total available development area is shown outlined in red on the front cover site plan.

Only part of the site area will be required for an initial development scheme, anticipated to be for 5 – 10 high quality village dwellings. A second similar phase is anticipated to follow in the future. The area shown hatched blue is owned by the vendor and available for incorporation within any planning application, however considered more likely to be utilised for non-development elements such as biodiversity, green open space and drainage to minimise these elements on developable areas.

Planning Status / Development Opportunity: Linton village is within the planning authority area of Herefordshire Council. The authority is currently progressing their 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 there is an opportunity for any residential planning applications at existing settlements to be considered as existing housing development policies are out of date. Planning decisions are currently assessed on the basis of a presumption in favour of sustainable development for housing applications.

The Linton Neighbourhood Development Plan (NDP) expires in June 2026.

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 Linton 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: At any time during daylight hours with a copy of the brochure, access is available from the existing access from Linton Village Road. All applicants are to exercise all usual due care and attention when conducting a site walk over. No vehicles are to be taken onto the land.

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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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared May 2026.

