

Development Opportunity with Full Planning Consent

Howle Hill, Ross on Wye, Herefordshire HR9 5SP

£275,000
Guide Price



Partners in
Property



Powells

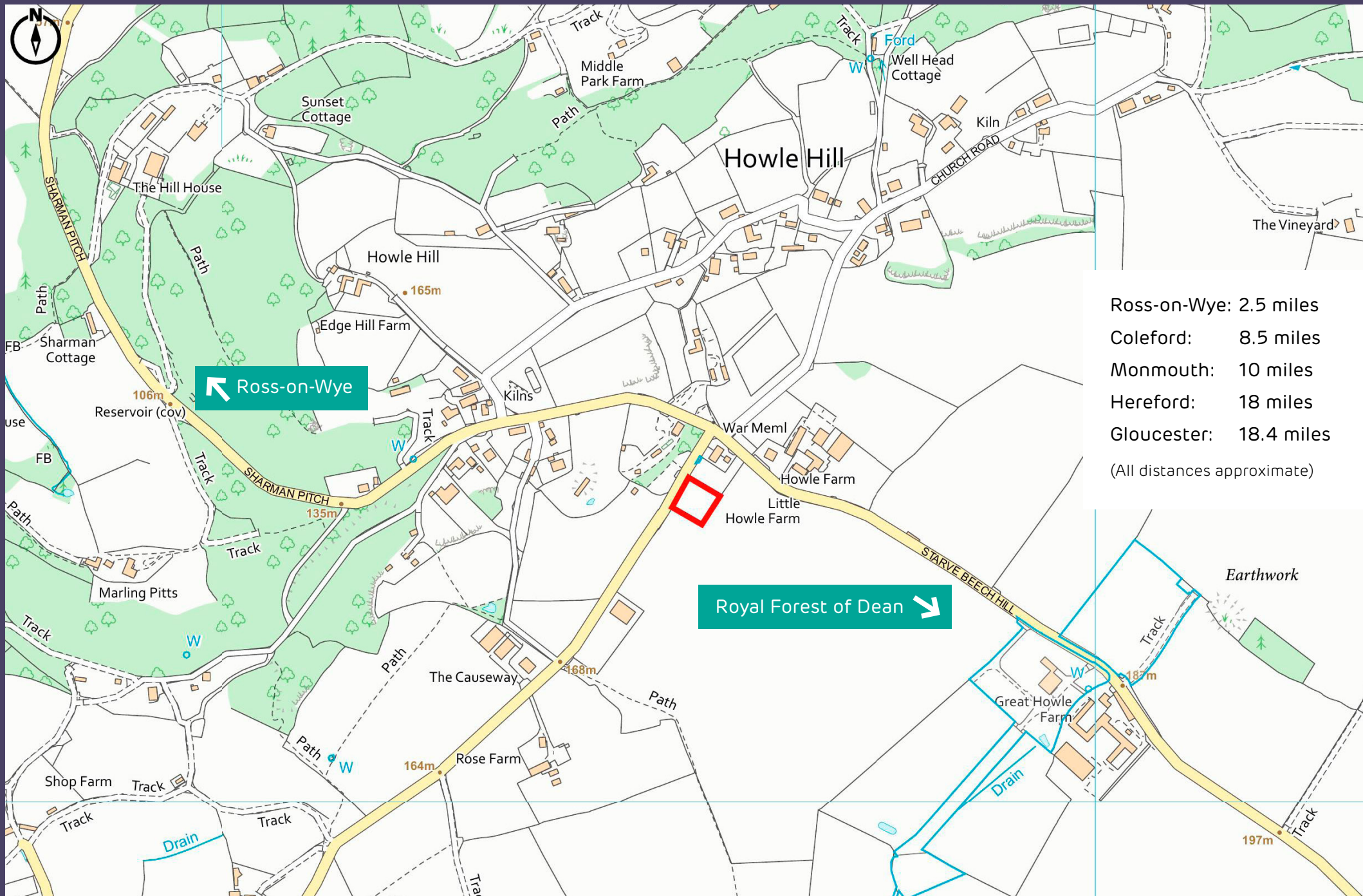
Howle Hill rises quietly above the Wye, overlooking the Area of Outstanding Natural Beauty — a landscape of wooded escarpments, big skies and long, river-threaded views and sunlit pastures.

A former focus for skilled rural crafts and smallholdings, the hill has retained its authenticity while evolving into a welcoming, close-knit community. Stone cottages, handsome barns and sensitively designed contemporary homes sit along leafy lanes; waymarkers include towering oaks, characterful workshops and vistas that open unexpectedly between hedgerows — a setting that blends seclusion with connection, and red-kites wheeling overhead.

Residents and visitors alike are drawn to Howle Hill for its lifestyle: walking beneath ancient beech, cycling quiet ridgelines, or dropping down to canoe the meandering Wye — and fishing tranquil pools — before evenings of farm-to-glass cider in friendly local inns. With Ross-on-Wye minutes away for independent shops, culture and daily essentials, the area offers both a sense of intimacy and lively ease — sustaining strong interest in high-quality homes.



Countryside views from Howle Hill



Ross-on-Wye: 2.5 miles

Coleford: 8.5 miles

Monmouth: 10 miles

Hereford: 18 miles

Gloucester: 18.4 miles

(All distances approximate)



Howle Hill, Ross on Wye

A superb residential development opportunity in one of South Herefordshire's most picturesque rural village settings. This 0.43-acre site enjoys full planning consent for a small, well-balanced development of four homes — two detached four-bedroom open-market properties with garages, and two semi-detached two-bedroom low-cost dwellings — all designed to take advantage of the beautiful countryside views that define this part of Howle Hill.

Forming a natural and sympathetic extension to the existing settlement, the approved scheme has been carefully considered to complement the local vernacular. The layout provides a compact yet highly developable site that meets strong local demand for high-quality rural housing across South Herefordshire. With proven appeal in the family market, the mix of unit sizes and the inclusion of affordable dwellings will contribute positively to the village's long-term residential character.

The open-market homes are designed at approx. 118 sq m (1,270 sq ft) each, while the semi-detached dwellings extend to approx. 80 sq m (861 sq ft) — measurements based on architect-confirmed figures. All dwellings benefit from private parking, with the detached properties including garages and the semi-detached units allocated garden sheds.

The site's position — adjacent to Howle Hill Crossroads with direct access from Sharman Pitch — provides excellent connectivity while retaining a peaceful rural environment. Sweeping countryside views enhance the site's desirability and support the strong marketability anticipated for the completed dwellings.



Howle Hill - Site









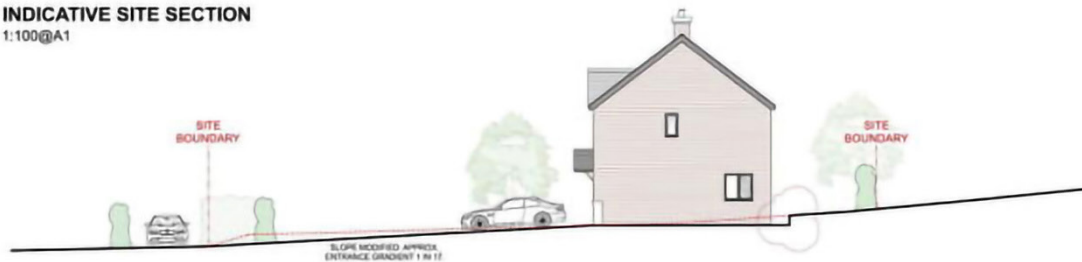
PROPOSED SITE LAYOUT

1:100@A1



INDICATIVE SITE SECTION

1:100@A1



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PLANNING ISSUE

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SPECIFICATION
CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE
SYSTEM TO CHECK THEY WORK PRIOR TO
COMMENCEMENT

ACCOMMODATION SCHEDULE:

2X UNIT A - 2 BED, 80m² EACH
UNIT B - 4 BED, 110m²
UNIT C - 4 BED, 110m²

BIN AND CYCLE STORAGE ARRANGEMENTS
AS FOLLOWS:

UNIT A - CYCLE STORAGE IN STANDALONE
GARDEN SHEDS. BINS ON HARDSTANDING
IN GARDEN

UNITS B+C - CYCLE STORAGE IN PROPOSED
SINGLE GARAGES, BINS ON HARDSTANDING
IN GARDEN

Revision	Description	Date	Check	Rev
				

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www.rraarchitects.com

Location

8/1000 1/100000

Location

8/1000 1/100000

Client

Project:
LAND AT HOWLE HILL
ROSS-ON-WYE

Drawing Title:
PROPOSED SITE LAYOUT

Date

PLANNING

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Scale

1:100 @ A1

Drawn By

RUB

Check

1:100 @ A1



Howle Hill, Ross on Wye, Herefordshire

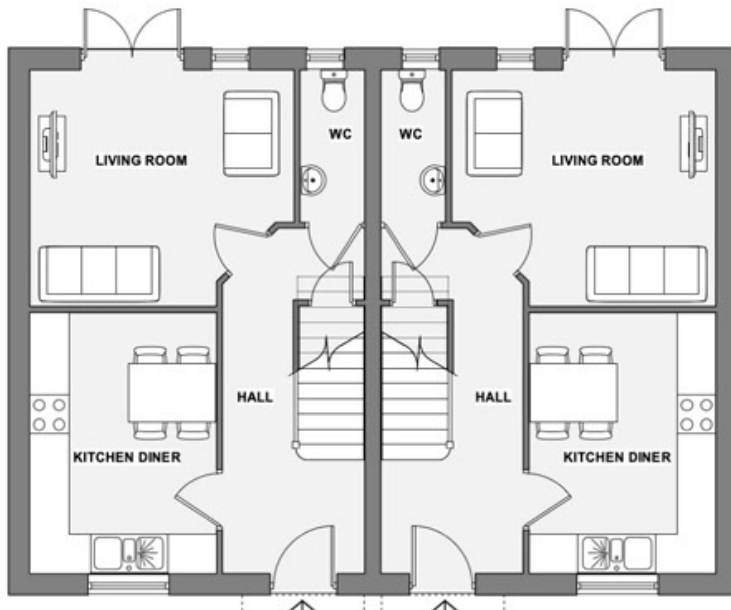
Site Layout

Unit **A** Floor Plans

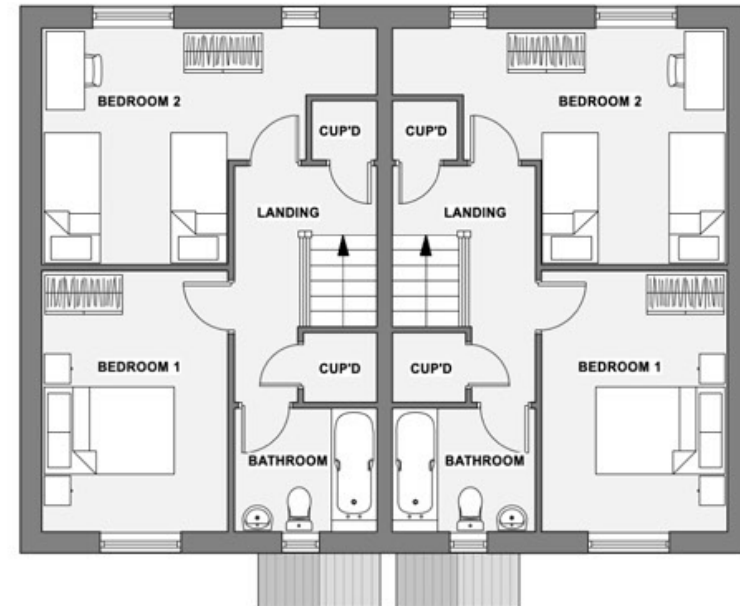
All measurements are approximate and may vary. Floor plans are indicative only.

X2 Semi Detached 3 Bedroom | 80 Sqm - 861 Sqft

Ground Floor



First Floor



Location on site

Unit **A** Elevations

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

X2 Semi Detached 3 Bedroom | 80 Sqm - 861 Sqft



Front Elevation



Rear Elevation

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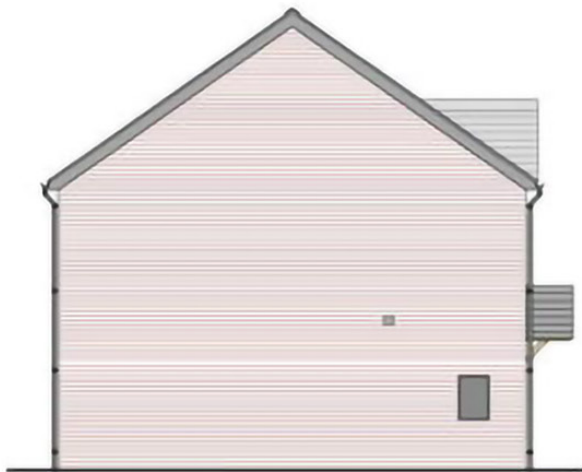
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MATERIALS KEY

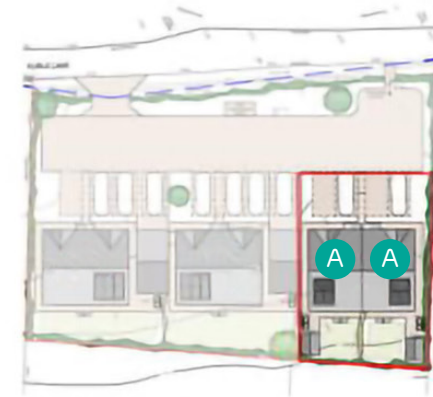
1 BRICKWORK
 2 SLATE ROOF TILES



Side Elevation 1



Side Elevation 2



Location on site

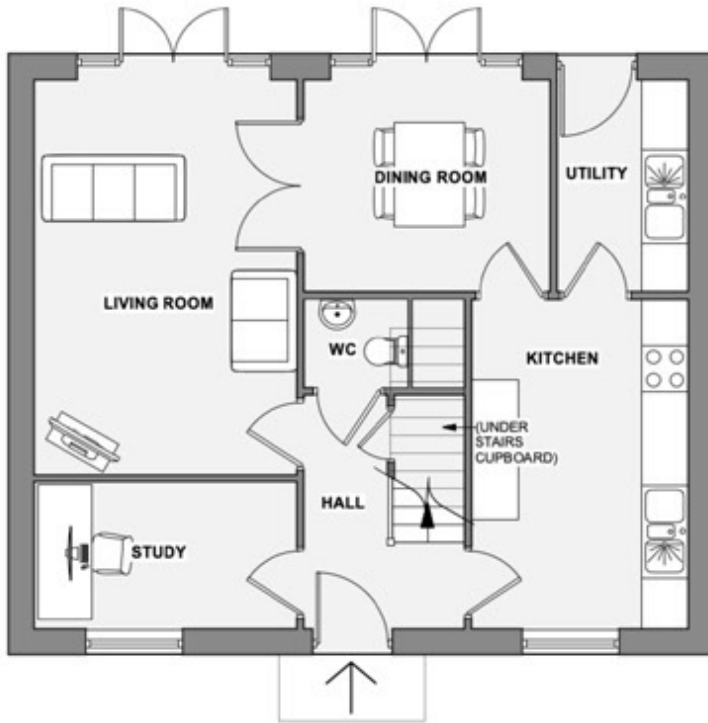


Unit **B** Floor Plans

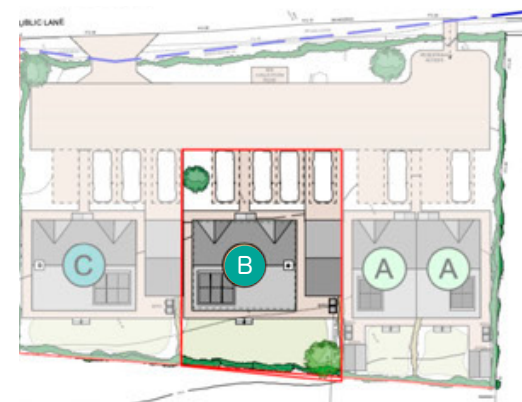
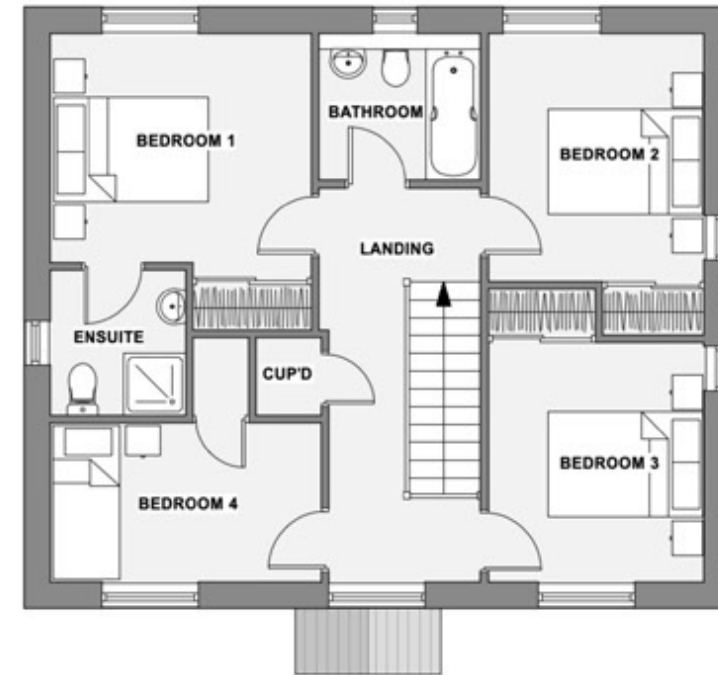
All measurements are approximate and may vary. Floor plans are indicative only.

Detached 4 Bedroom | 118 Sqm - 1,270 Sqft

Ground Floor



First Floor

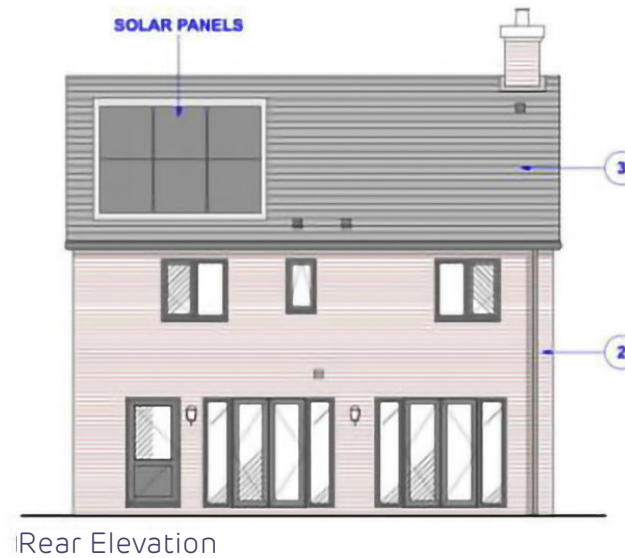


Location on site

Unit **B** Floor Plans

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Detached 4 Bedroom | 118 Sqm - 1,270 Sqft



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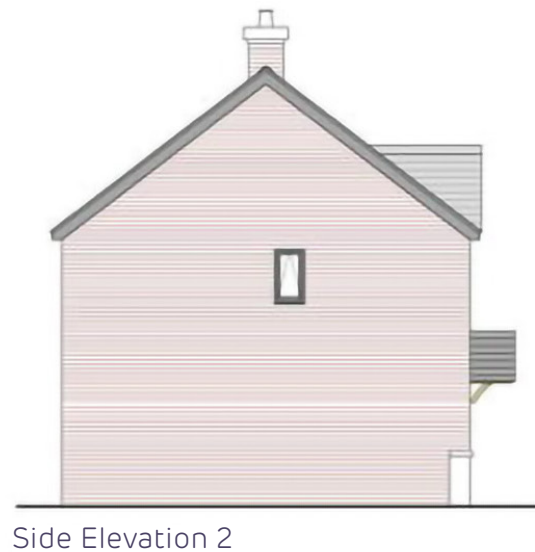
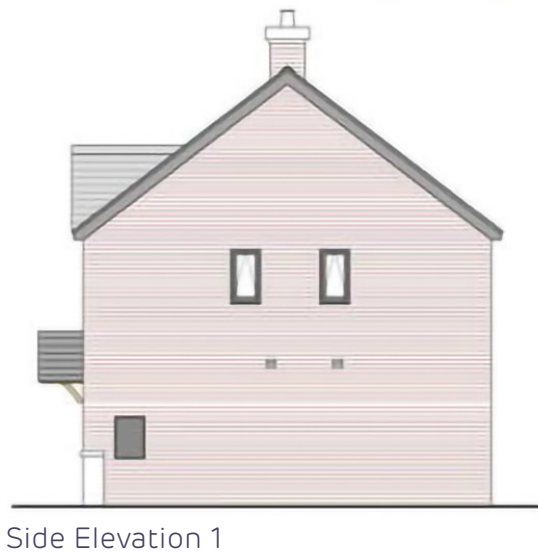
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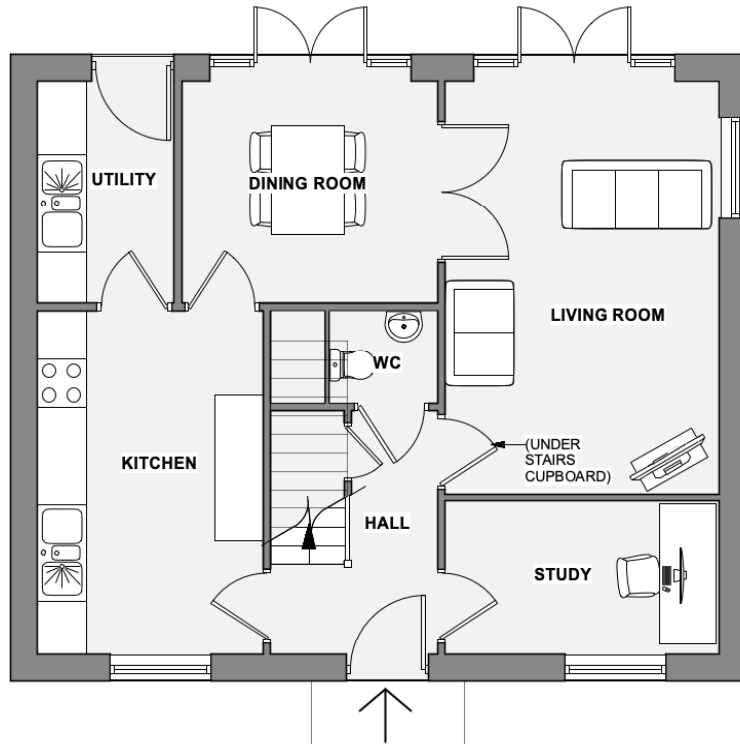
1 STONE
2 BRICKWORK
3 SLATE ROOF
TILES
4 RENDER



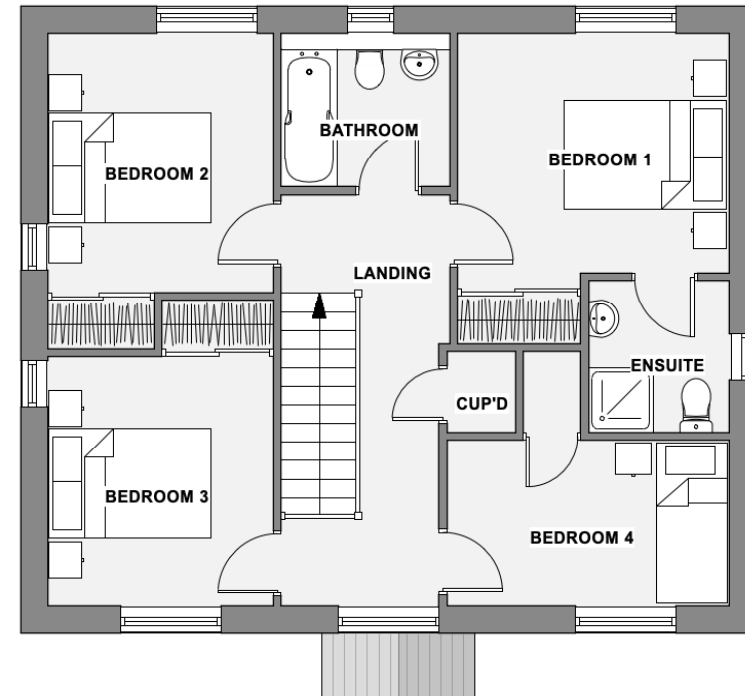
Detached 4 Bedroom | 118 Sqm - 1,270 Sqft

All dimensions are in meters

Ground Floor



First Floor

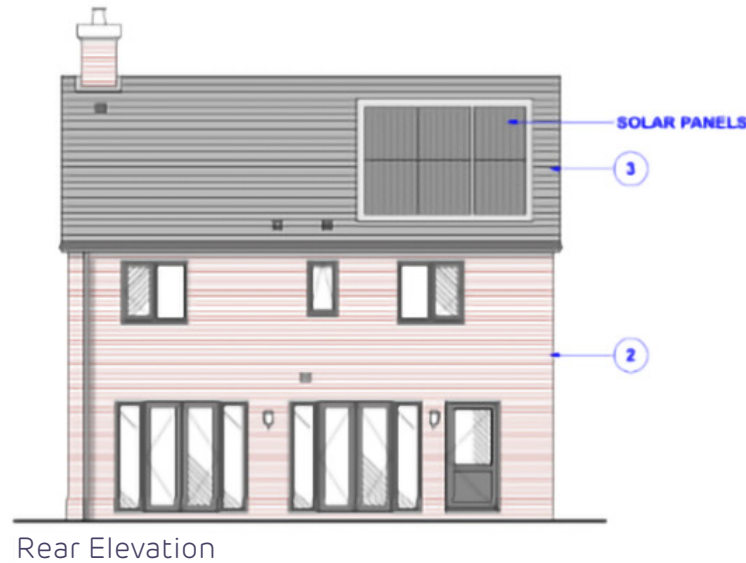


Location on site

Unit **C** Floor Plans

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

Detached 4 Bedroom | 118 Sqm - 1,270 Sqft



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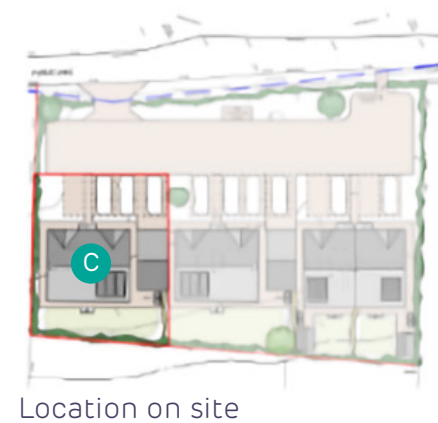
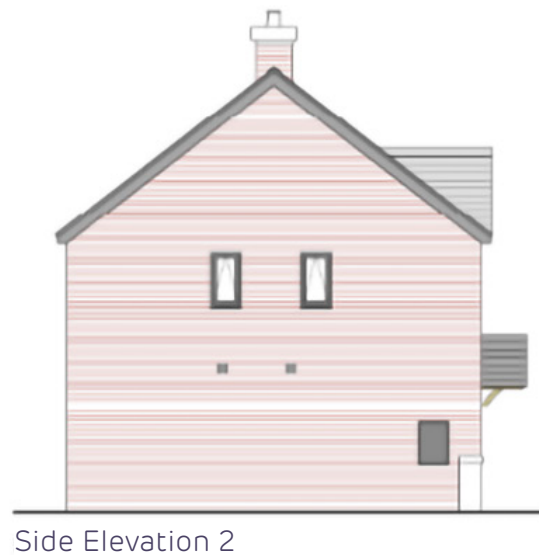
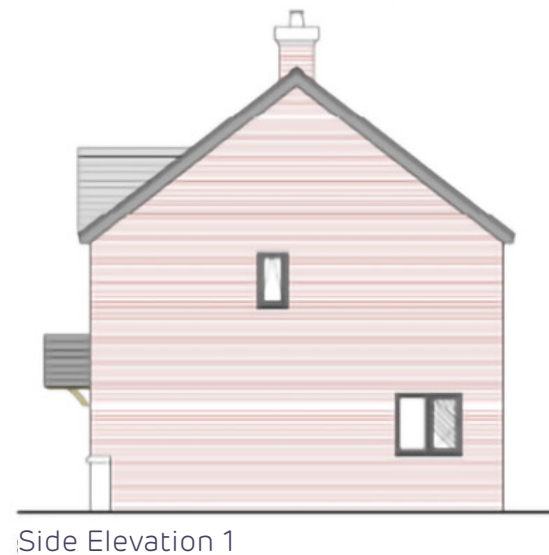
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MATERIALS KEY

1 STONE
2 BRICKWORK
3 SLATE ROOF
TILES
4 RENDER



Unit **B** **C** Single Garage Elevations



Front Elevation



Rear Elevation



Location on site

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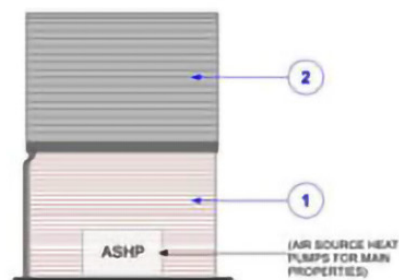
MATERIALS KEY

1 BRICKWORK

2 SLATE ROOF
 TILES



Side Elevation 1



Side Elevation 2

Location:

A Well-Connected Rural Village Setting

Howle Hill sits within the dramatic landscape of the Wye Valley Area of Outstanding Natural Beauty, surrounded by wooded hillsides, open farmland and far-reaching rural scenery. The village enjoys excellent access to the thriving market town of Ross-on-Wye and the historic border town of Monmouth, both renowned for their amenities, schools, independent shops and cultural appeal.

The A40 lies just under four miles away, offering direct routes to Hereford, Monmouth, Gloucester and onward connections to the A49, A449, M50 and M5. This makes the location exceptionally well placed for commuting to the wider region while maintaining a deeply rural lifestyle.

Ross-on-Wye: 2.5 miles | Coleford 8.5 miles | Monmouth: 10 miles
| Hereford: 18 miles | Gloucester: 18.4 miles

(All distances approximate)

Directions:

From Ross-on-Wye, follow the B4234 towards Walford, continuing past the village and its amenities before turning left onto Church Road, signed for Howle Hill. Climb steadily up the hillside, where quiet country lanes lead towards the cluster of homes served by the HR9 5SP postcode — a peaceful, rural setting with woodland, wide views and a true sense of seclusion.

From Monmouth, take the A40 towards Ross-on-Wye. At Kerne Bridge, turn right onto the B4234 and head north towards Walford. Take the signed right turn for Howle Hill onto Church Road and follow the gently winding lane uphill to reach properties within the HR9 5SP area.

Sat Nav postcode: HR9 5SP

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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 access to both excellent state education in Ross-on-Wye and respected independent schools in nearby Monmouth, offering families a broad and appealing range of options.



For any additional information on this property please contact us:

Tel: **01600 714140**

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