

# Development Opportunity with Full Planning Consent

Howle Hill, Ross on Wye, Herefordshire HR9 5SP

£275,000  
Guide Price



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Property



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.

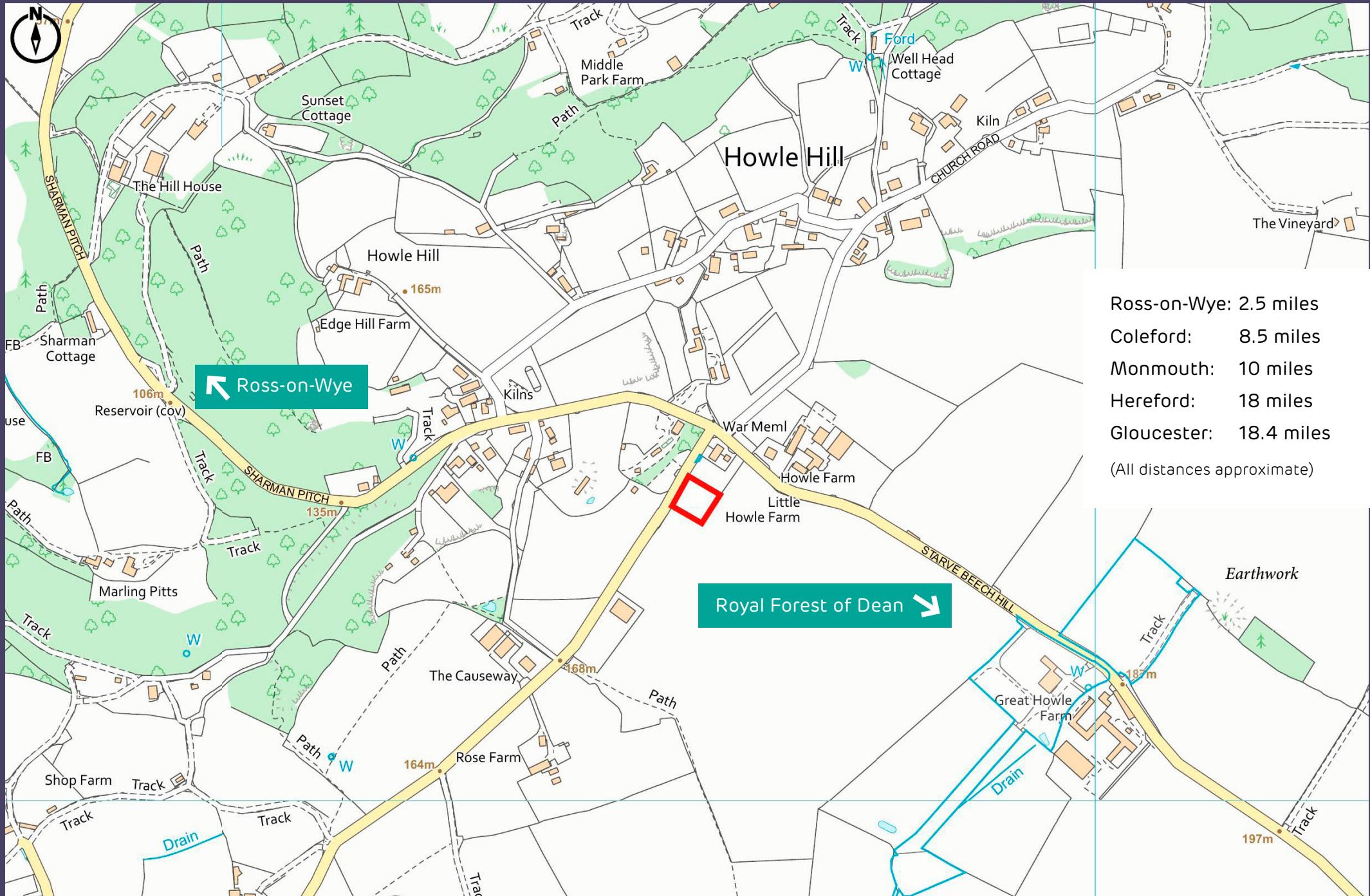
A former focus for skilled rural crafts and smallholdings, the hill has retained its authenticity while evolving into a welcoming, close-knit community. Stone cottages, handsome barns and sensitively designed contemporary homes sit along leafy lanes; waymarkers include towering oaks, characterful workshops 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





Howle Hill, Ross on Wye, Herefordshire

Location



# 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.



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Howle Hill - Site









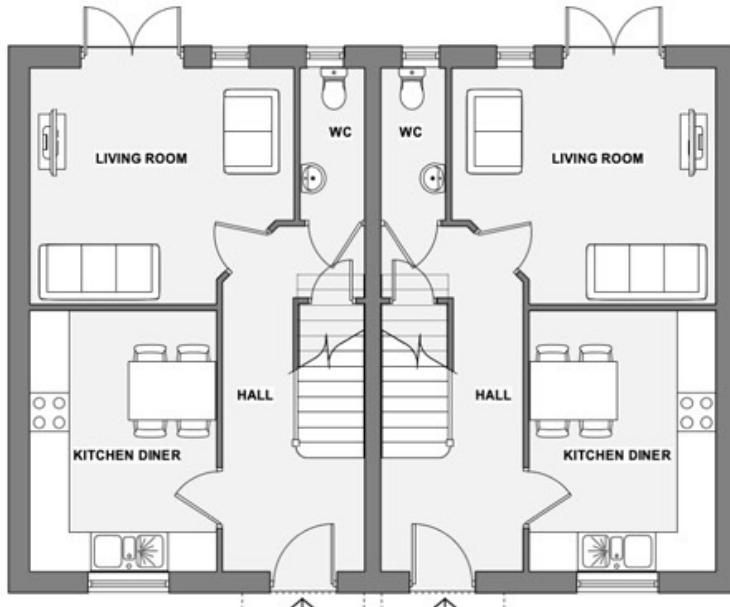


# Unit A Floor Plans

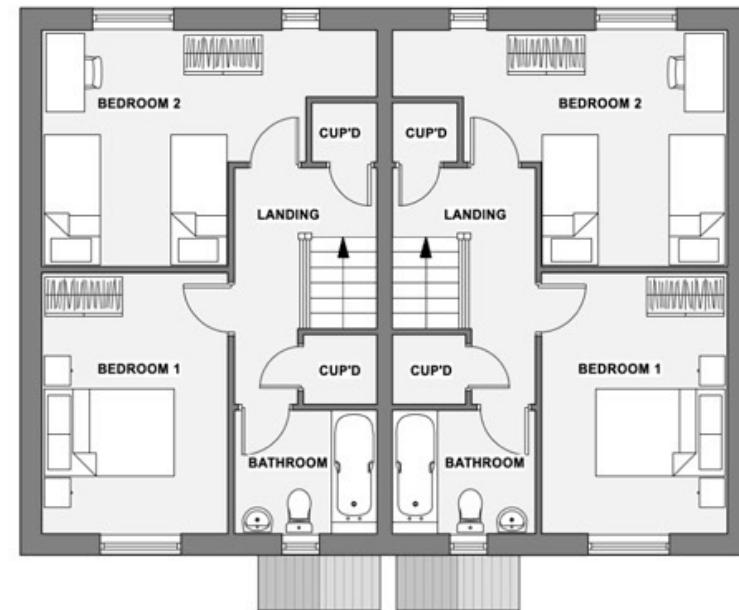
All measurements are approximate and may vary. Floor plans are indicative only.

## X2 Semi Detached 3 Bedroom | 80 Sqm - 861 Sqft

Ground Floor



First Floor



Location on site



Howle Hill, Ross on Wye, Herefordshire

# 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



Side Elevation 1



Side Elevation 2



Location on site

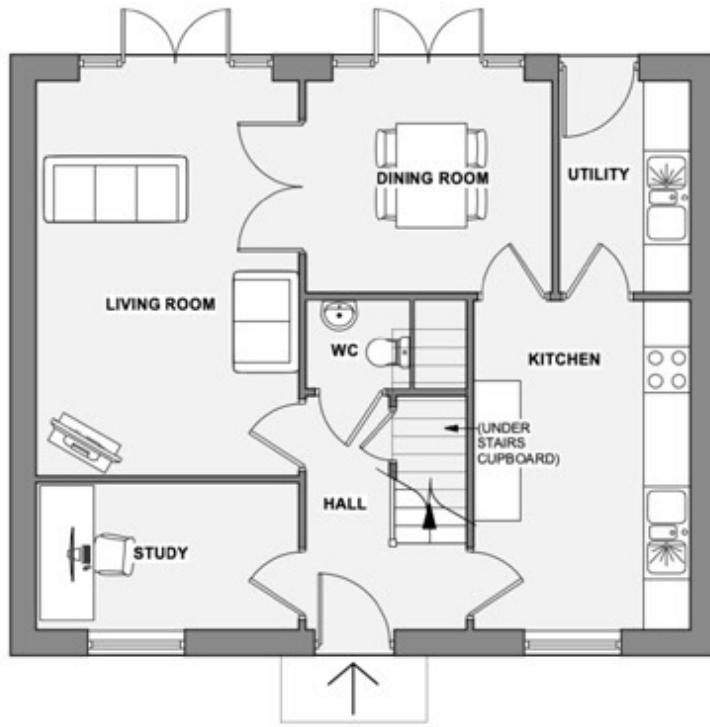


## Unit B Floor Plans

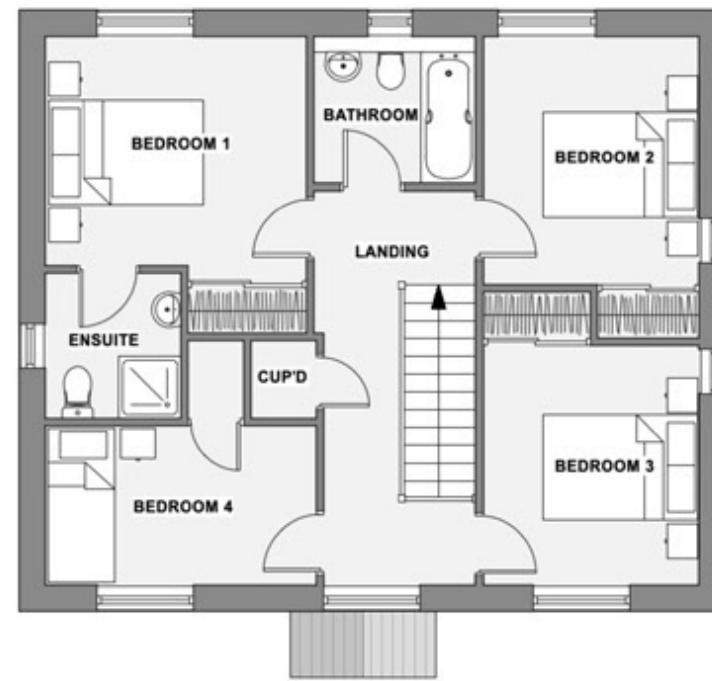
All measurements are approximate and may vary. Floor plans are indicative only.

### Detached 4 Bedroom | 118 Sqm - 1,270 Sqft

Ground Floor



First Floor



Location on site



Howle Hill, Ross on Wye, Herefordshire

## Unit B Floor Plans

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

**Detached 4 Bedroom** | 118 Sqm - 1,270 Sqft



Front Elevation



Rear Elevation

- 1 Do not scale off this drawing.
- 2 Any dimensions to be referred to the Architect.
- 3 This drawing is to be read in conjunction with all relevant specifications and other drawings issued by the Architect, and other specialists.
- 4 This drawing is a copyright and is not to be reproduced without HHA permission.
- 5 If in doubt, ask.

### PLANNING ISSUE

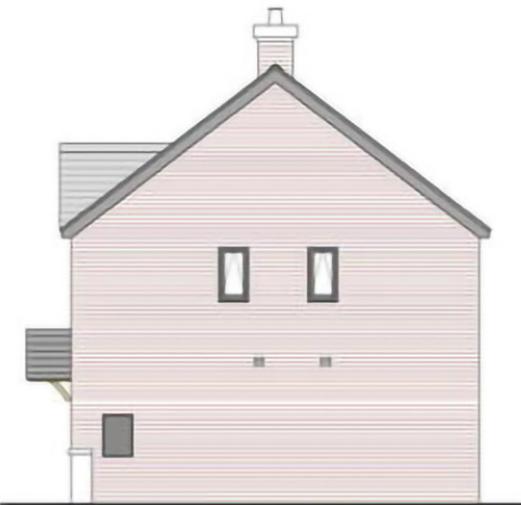
STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

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

### MATERIALS KEY

- 1 STONE
- 2 BRICKWORK
- 3 SLATE ROOF TILES
- 4 RENDER



Side Elevation 1



Side Elevation 2



Location on site



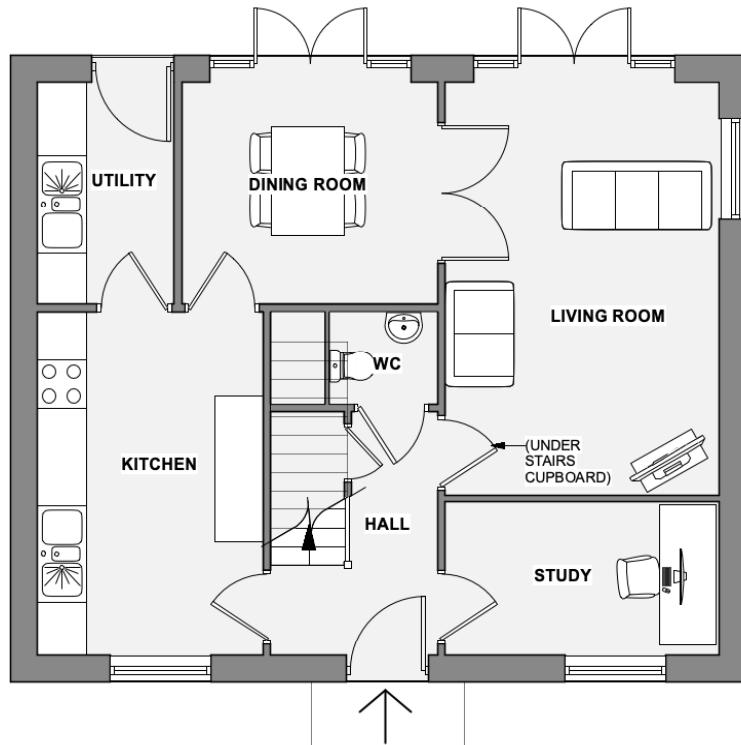
# Unit C Floor Plans

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

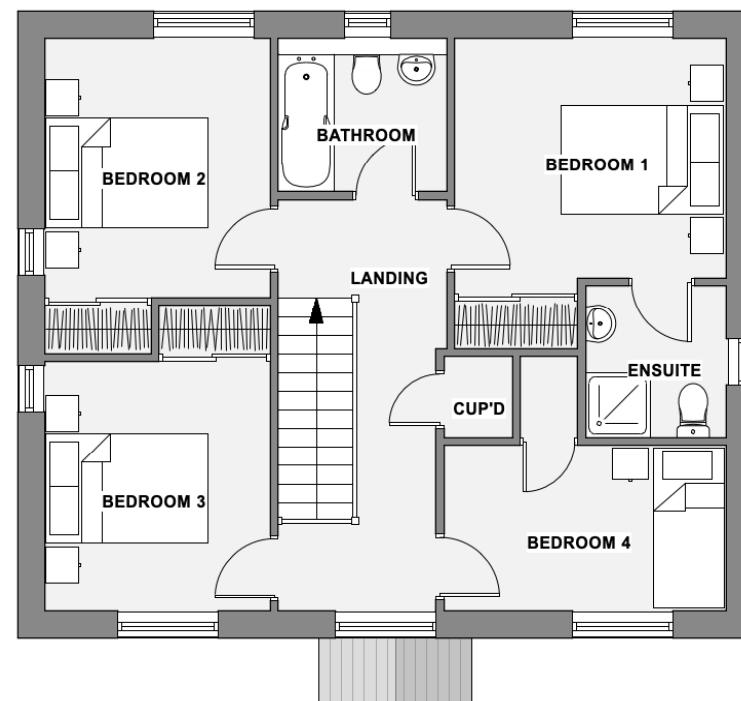
**Detached 4 Bedroom** | 118 Sqm - 1,270 Sqft

All dimensions are in meters

Ground Floor



First Floor



Location on site



Howle Hill, Ross on Wye, Herefordshire

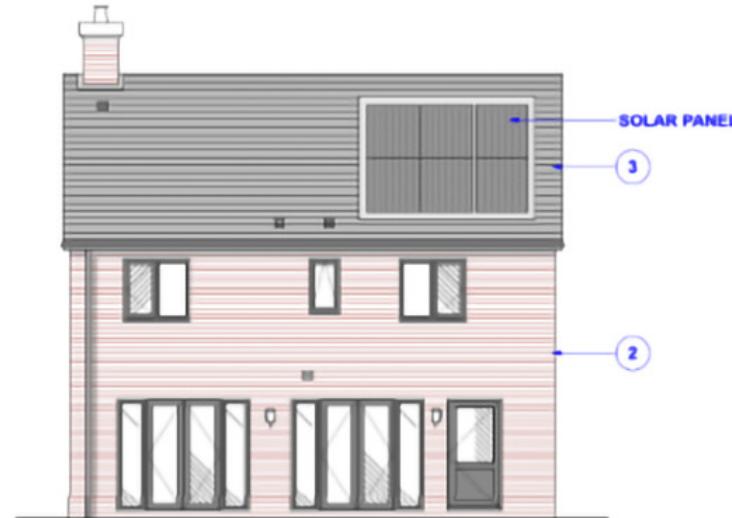
# Unit C Floor Plans

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

## Detached 4 Bedroom | 118 Sqm - 1,270 Sqft



Front Elevation



Rear Elevation



Side Elevation 1



Side Elevation 2



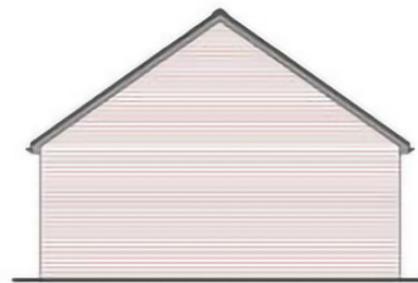
Location on site



## Unit B C Single Garage Elevations



Front Elevation



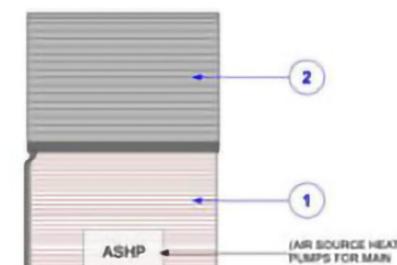
Rear Elevation



Location on site



Side Elevation 1



Side Elevation 2

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### MATERIALS KEY

- 1 BRICKWORK
- 2 SLATE ROOF  
TILES



## 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

**what3words** /// perusing.excavate.weaned

## 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.





# Partners in Property



For any additional information on this property please contact us:

Tel: **01600 714140**

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