

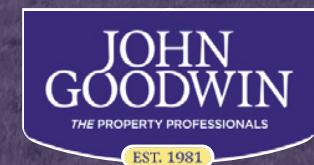
# Development Opportunity with Full Planning Consent

Land North of Leys Hills, Bishopswood, Ross-on-Wye, Herefordshire,

£500,000  
Guide Price



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Property

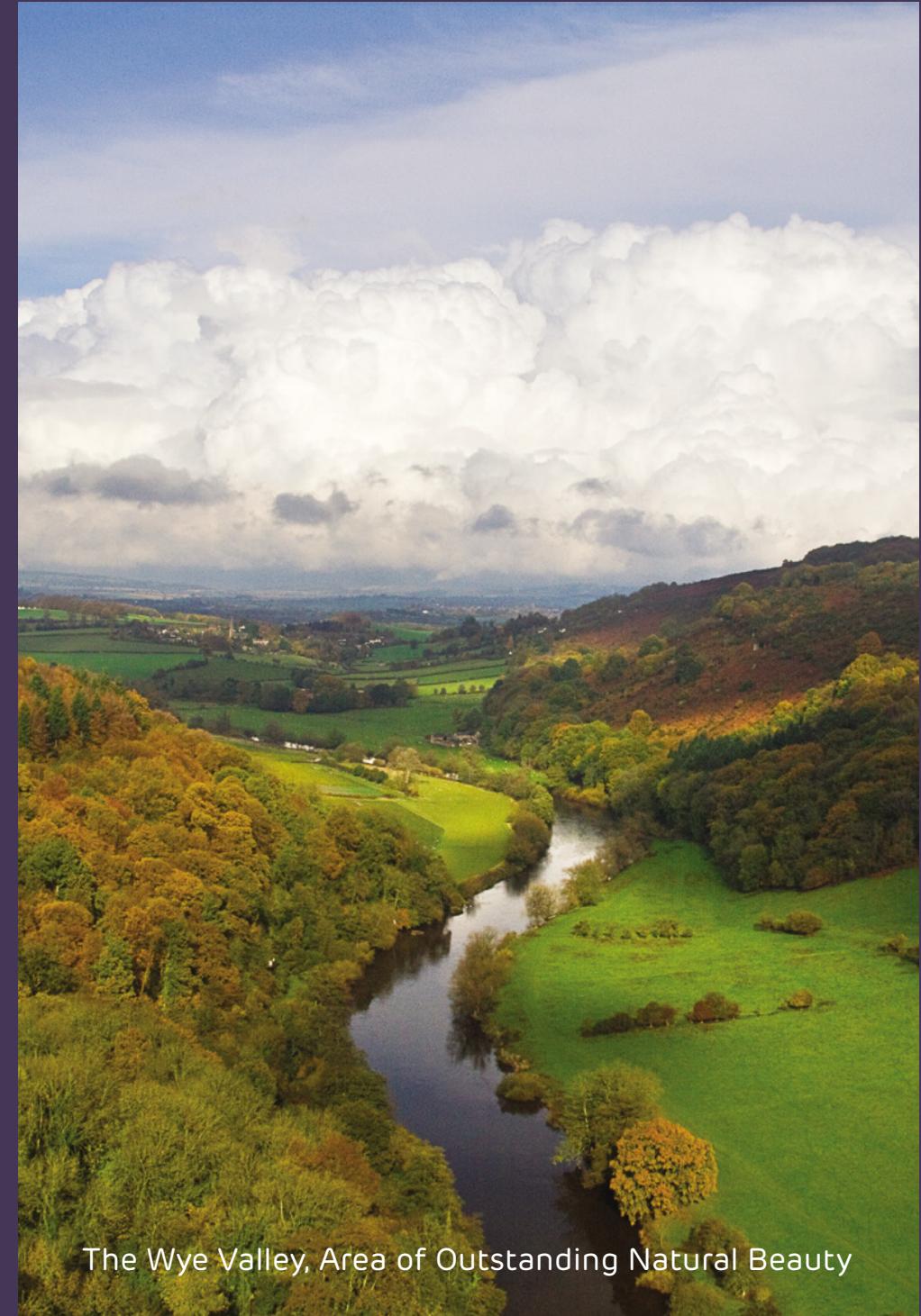


## Elevated Rural Living Close to the Wye Valley AONB

Leys Hill enjoys a particularly attractive position on the edge of Walford, combining peaceful countryside surroundings with excellent accessibility. The area lies close to the Wye Valley Area of Outstanding Natural Beauty — a landscape celebrated for its dramatic scenery, wooded valleys and riverside paths.

The popular market town of Ross-on-Wye is just a short distance away, offering independent shops, cafés, restaurants, schools and a vibrant community spirit. Transport connections are a key advantage, with direct access to the A40 providing routes to Hereford, Monmouth and Gloucester, and onward links to the M50 and M5 for travel to the Midlands, Bristol and South Wales. Rail services in the surrounding area offer further connectivity.

Leys Hill strikes the perfect balance — rural living, uninterrupted views, and effortless access to amenities and transport networks.



The Wye Valley, Area of Outstanding Natural Beauty



Land North of Leys Hills, Bishopswood, Ross-on-Wye, Herefordshire, HR9 5QU



Land North of Leys Hills, Bishopswood, Ross-on-Wye, Herefordshire, HR9 5QU

Market Square - Ross-on-Wye





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Swans in flight by sculptor Walenty Pytel - Rope Walk, Ross-on-Wye



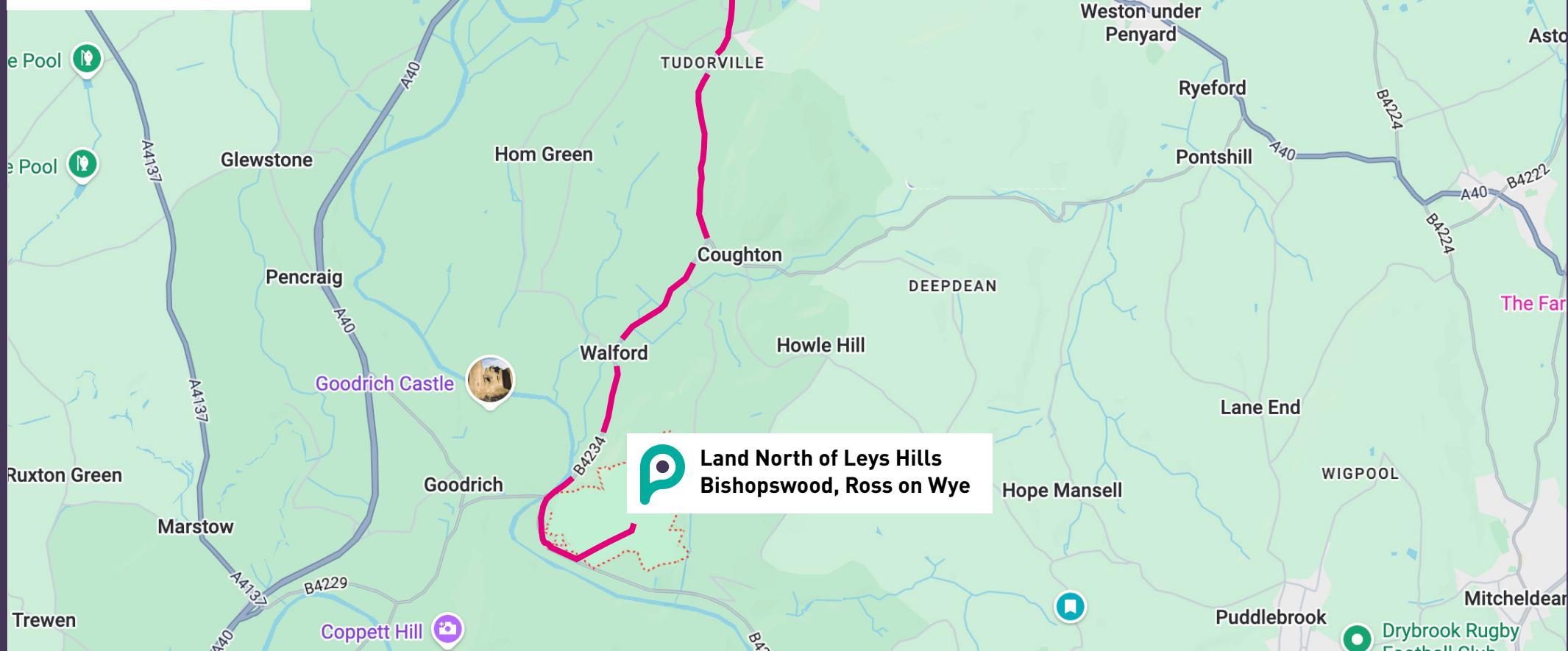
CYCLING  
25 minutes



BUS  
15 minutes



CAR  
14 minutes



 Land North of Leys Hills  
Bishopswood, Ross on Wye



Land North of Leys Hills, Bishopswood, Ross-on-Wye, Herefordshire, HR9 5QU

# Land North of Leys Hills, Bishopswood, Ross-on-Wye, Herefordshire, HR9 5QU

An exceptional opportunity for developers or private self-builders, this prime plot on Leys Hill offers full planning consent (Ref. P240309/F) for the construction of two architect-designed contemporary four-bedroom houses — each delivering approximately 1,969 sq ft of stylish, modern accommodation.

Set within a highly regarded elevated position on the outskirts of Walford, the site provides a superb canvas for two substantial, design-led homes. The approved proposals have been thoughtfully conceived to work with the landscape, incorporating clean architectural lines and extensive glazing to maximise natural light and showcase the far-reaching countryside views.

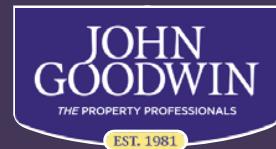
Both dwellings are arranged over two floors with open-plan kitchen, dining and living spaces forming the social heart of each home. Generous proportions, strong indoor-outdoor connections and flexible room layouts create an environment well-suited to contemporary family living, entertaining and home working. The accommodation is complemented by landscaped gardens, private parking and clearly defined plot boundaries, ensuring both separation and an overall sense of openness across the site.

Opportunities to secure development land of this calibre in such an established rural setting are increasingly scarce. This plot offers a compelling prospect for those wishing to deliver two high-specification new homes in a location known for its beauty, tranquillity and enduring long-term desirability.

The scheme is offered with the benefit of the approved plans and subject to the relevant planning conditions.



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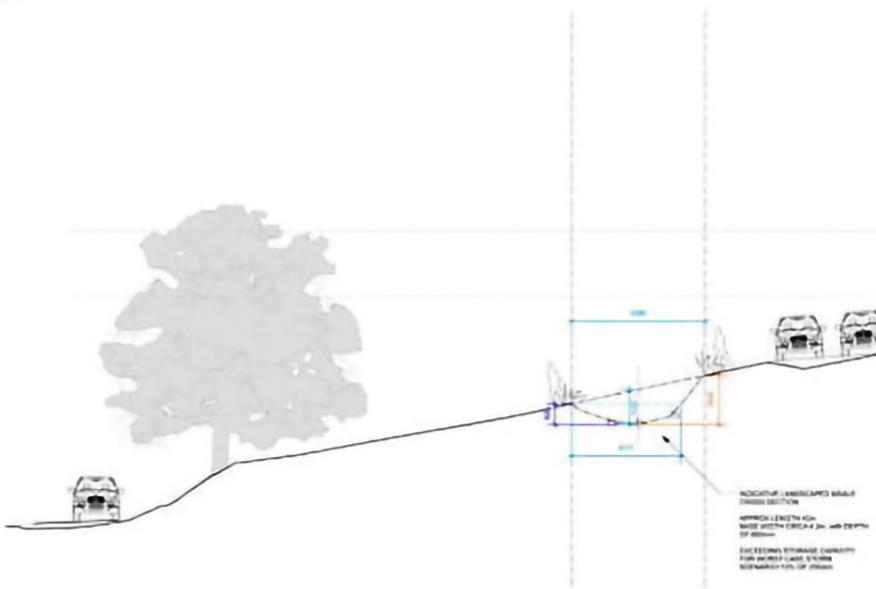
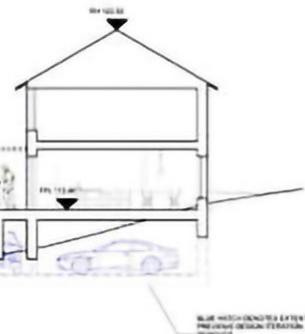


01 PROPOSED SITE SECTIONAL ELEVATION AA - STREET SCENE ALONG LEYS HILL ROAD  
1:150 @ A1 / 1:300 @ A3





01 PROPOSED SITE SECTION DD  
1:100 & A1 / 1:200 & A2



02 PROPOSED SITE SECTION EE  
1:100 & A1 / 1:200 & A2

0 10 15 20 25 M

| Drawing Information |                                 | Status    |   |
|---------------------|---------------------------------|-----------|---|
| Universal Scale     | 1:100                           | Version   | 1 |
| Surface Area        | 1000m <sup>2</sup>              | Comments  |   |
| Land Area           | 1000m <sup>2</sup>              | Approvals |   |
| Height              | 400.00                          | Planning  |   |
| Client              | MF Forest                       |           |   |
| Project             | Land at L. Wistford Ross on Wye |           |   |
| Drawing Number      | ESCRS PI                        |           |   |
| Drawing Title       | Section 5 DD & EE               |           |   |
| Date                | as above                        |           |   |
| Drawn By            | February 2 (L)                  |           |   |
| Status              | Planning                        |           |   |



## Unit A - Floor Plans

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

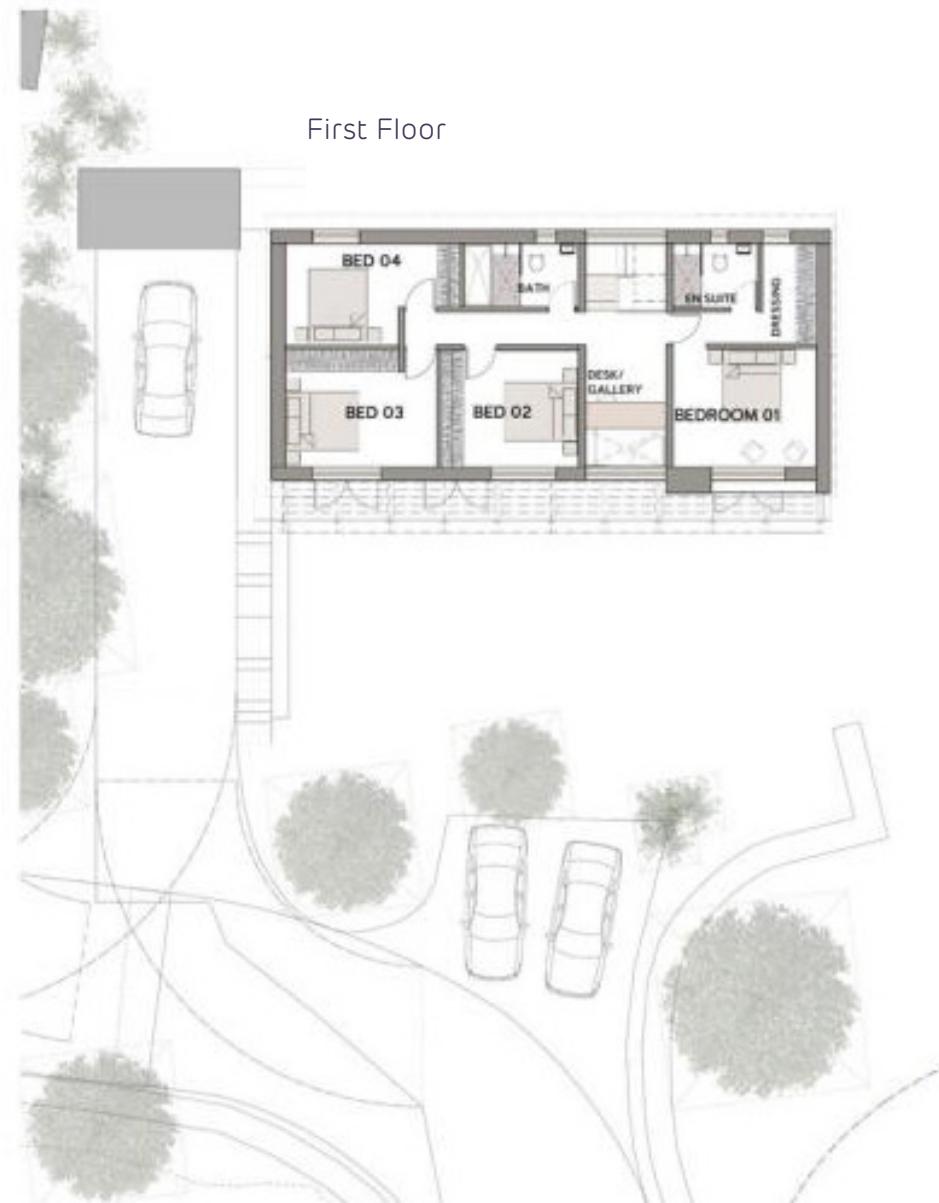
### 4 Bedroom Detached | 183 Sqm - 1969 Sqft

All dimensions are in meters

Ground Floor

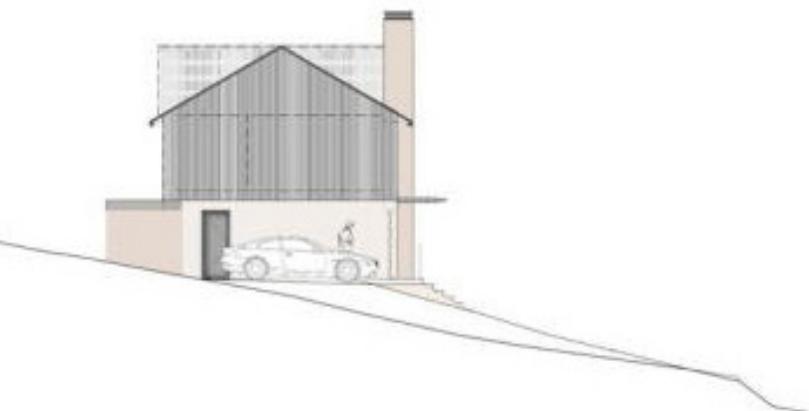


First Floor





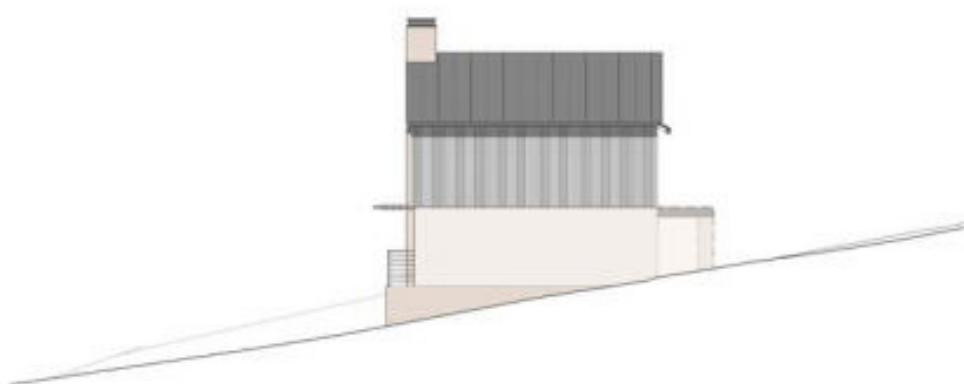
01 PROPOSED SOUTH FACING ELEVATION  
1:100 & A1 / 1:200 & A3



03 PROPOSED EAST FACING ELEVATION  
1:100 & A1 / 1:200 & A3



02 PROPOSED NORTH FACING ELEVATION  
1:100 & A1 / 1:200 & A3



04 PROPOSED WEST FACING ELEVATION  
1:100 & A1 / 1:200 & A3



- ① STONE CLADDING
- ② CHARRED SHOU-SIGI-BAN TIMBER CLADDING
- ③ STANDING SEAM STEEL ROOF
- ④ POWDER COATED ALUMINUM DOUBLE/TRIPLE GLAZED UNITS BLACK RAL 9005
- ⑤ NATURALLY OILED TIMBER CONTRASTING PANEL - LARCH/ CEDAR
- ⑥ SOLAR PV ARRAY



## Unit B - Floor Plans

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

**4 Bedroom Detached | 183 Sqm - 1969 Sqft**

All dimensions are in meters

Ground Floor

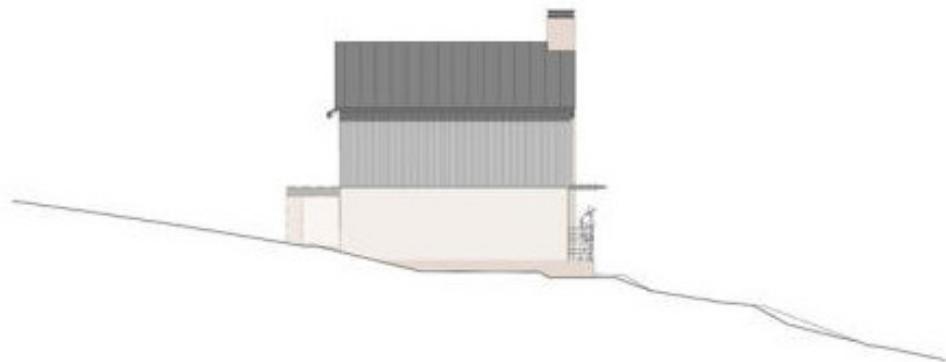


First Floor





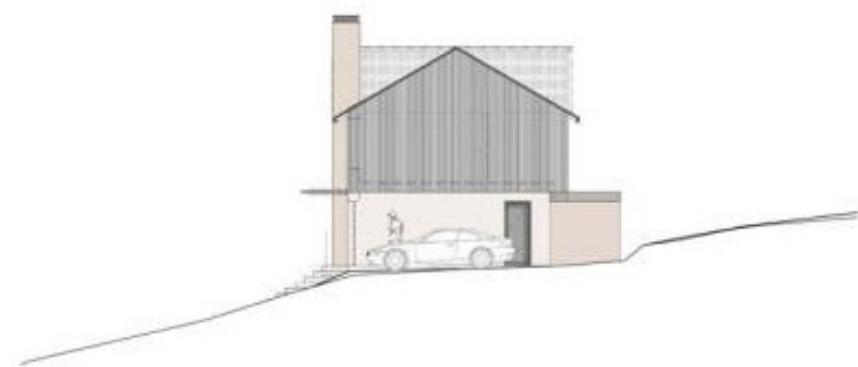
01 PROPOSED SOUTH FACING ELEVATION  
1:100 @ A1 / 1:200 @ A3



03 PROPOSED WEST FACING ELEVATION  
1:100 @ A1 / 1:200 @ A3



02 PROPOSED NORTH FACING ELEVATION  
1:100 @ A1 / 1:200 @ A3



04 PROPOSED EAST FACING ELEVATION  
1:100 @ A1 / 1:200 @ A3



- ① STONE CLADDING
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- ③ STANDING SEAM STEEL ROOF
- ④ POWDER COATED ALUMINUM DOUBLE/TRIPLE GLAZED UNITS BLACK RAL 9005
- ⑤ NATURALLY OILED TIMBER CONTRASTING PANEL - LARCH/ CEDAR
- ⑥ SOLAR PV ARRAY



## Planning

Full planning consent granted by Herefordshire Council:  
P240309/F.

## Tenure

Freehold with vacant possession on completion.

## A Setting That Enhances Value

From Ross-on-Wye town centre, head south on the A40 towards Monmouth and leave the dual carriageway at Whitchurch, following signs for Goodrich and Symonds Yat (East). Continue to Kerne Bridge and turn right onto the B4234, before ascending Leys Hill to reach this peaceful elevated setting.

This is a location that will appeal to buyers seeking privacy, elegance and lifestyle, while still enjoying effortless access to the area's amenities, schools and transport connections.

## Location:

Excellent access from Leys Hill to the West Midlands via the A40/M50/M5, and to South Wales via the A40/M4.

Ross-on-Wye is approximately 4 miles away, with Monmouth around 6 miles.

The centres of Hereford (17 miles), Gloucester (18 miles) and Cheltenham (25 miles) are all within comfortable reach.

## Directions:

From Ross-on-Wye, head south on the A40 towards Monmouth and leave the dual carriageway at Whitchurch, following signs for Goodrich and Symonds Yat (East). Continue to Kerne Bridge and turn right onto the B4234. Follow the road for a short distance before turning onto Leys Hill, where the land is located in this peaceful elevated setting.

From Monmouth, take the A40 towards Ross-on-Wye and exit at Whitchurch, following signs for Goodrich and Symonds Yat (East). Continue to Kerne Bridge and turn right onto the B4234. Proceed along the road and turn onto Leys Hill, where the plot is positioned nearby.

What3Words: reception.handlebar.cheaper

Postcode: HR9 5QU

## Schools:

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

- Walford Primary School
- Goodrich CofE Primary School
- Ashfield Park Primary School
- John Kyrle High School & Sixth Form Academy
- Monmouth Comprehensive School
- Monmouth School for Boys
- Haberdashers' School for Girls, Monmouth

The property is perfectly located for a choice of well-regarded state and private schooling across both the Ross-on-Wye and Monmouth areas.





# Partners in Property



For any additional information on this property please contact us:

Tel: **01989 768 320**

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