



LAND AT LLANGARRON

ROSS-ON-WYE | HEREFORDSHIRE





LOCATION PLAN



LAND AT LLANGARRON | ROSS-ON-WYE | HEREFORDSHIRE

STRATEGIC LAND OPPORTUNITY – INVITING SUBJECT TO PLANNING PROPOSALS

- Edge-of-settlement location at Llangarron, Herefordshire
- Site area extending to approximately 10.3 acres (4.17 hectares)
 - Direct access to the public highway
 - Located outside Flood Zones 2 and 3

- No identified surface water flood risk
- Not within a nutrient neutrality catchment
- Strong planning prospects supported by policy context and housing land supply shortfall
- Offers invited from developers to enter into a conditional subject to planning contract

SITE INFORMATION

Land at Llangarron comprises a strategic land opportunity on the western edge of the village, extending to approximately 10.3 acres (4.17 hectares). The site is well related to the existing built form and presents a logical and sustainable location for an extension to the settlement.

The site is offered to the market to invite conditional subject to planning proposals, with interested parties expected to undertake their own due diligence in respect of planning, technical and legal matters.

SITE SUMMARY

The site extends to approximately 10.3 acres (4.17 hectares) and is located on the western edge of Llangarron, forming a natural and logical extension to the existing settlement.

The site benefits from direct access onto the public highway, offering a strong and deliverable access position without reliance on third-party land.

The land is located entirely outside Flood Zones 2 and 3, is not identified to fall within any surface water flooding area, and is not within a nutrient neutrality catchment.

The site comprises gently sloping land and is well related to the built form of the village, offering clear potential for a sensitively designed residential scheme.

PLANNING CONTEXT AND DEVELOPMENT POTENTIAL

Herefordshire is currently experiencing a significant policy vacuum, creating a strong opportunity for the promotion and delivery of sustainable residential development.

The adopted Core Strategy (2011–2031) is now significantly out of date, and the emerging Local Plan has been withdrawn following recent changes to national policy and increased housing requirements. The Council is now in the early stages of preparing a new Local Plan, likely covering the period to 2045, with a recent Call for Sites undertaken.

Critically, the Council is unable to demonstrate a five-year housing land supply, resulting in the presumption in favour of sustainable development under the National Planning Policy Framework.

Notwithstanding this, Policy RA2 of the adopted Core Strategy supports housing in settlements outside Hereford and the market towns, including those identified within Figure 4.15 such as Llangarron. The policy supports proportionate housing growth in or adjacent to settlements where development reflects the size, role and function of the settlement, is well related to the main built form, and delivers high quality, sustainable schemes that respond positively to local character, landscape setting and identified housing needs.

As Llangarron is identified as a settlement where proportionate housing is appropriate, the site's location on the edge of the built-up area presents a clear opportunity to align with the spatial strategy of Policy RA2.

This creates a favourable policy context for the delivery of sustainable housing sites in the short to medium term, particularly those well related to existing settlements such as Llangarron.

NEIGHBOURHOOD DEVELOPMENT PLAN POSITION

The Llangarron Neighbourhood Development Plan was formally adopted in March 2022 and forms part of the statutory Development Plan for the area.

The NDP sets out locally specific planning policies, including defined settlement boundaries and guidance on the scale and location of new housing development.

However, the NDP was prepared under the now ageing Herefordshire Core Strategy (2011–2031), and as such its strategic context is increasingly out of date.

In particular, the Core Strategy is no longer up to date, the emerging Local Plan has been withdrawn, and the Council cannot demonstrate a five-year housing land supply.

In this context, the weight afforded to restrictive development policies, including settlement boundaries, may be reduced, with greater emphasis placed on the presumption in favour of sustainable development under the National Planning Policy Framework.

Accordingly, there is a clear opportunity to promote well-located, sustainable sites adjacent to existing settlements, such as the subject site, where material considerations are likely to outweigh restrictive policy designations.

ACCESS AND CONNECTIVITY

The site benefits from direct frontage and access to the public highway. Llangarron is a well-established rural settlement with public transport connectivity to nearby centres including Ross-on-Wye and the wider Herefordshire area, supporting its suitability for sustainable residential development.

DEVELOPMENT OPPORTUNITY

The freehold of the site is available for sale. 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.

We are seeking expressions of interest from a development partner to promote the site through the planning system.

Proposals are invited on a conditional subject to planning basis, with the objective of securing a planning permission for residential development followed by the onward purchase of the site on terms to be agreed.

INVITATION FOR OFFERS

Offers are invited on a subject to planning basis.

In preparing an offer for the acquisition of the freehold site, subject to a successful planning consent, all parties are to include the information set out within the Marketing Information Letter and Tender Form.

Please review the Marketing Information Letter that accompanies this brochure for full details of the tender process, proposal information requested, and tender deadline date.

All offers submitted will be subject to contract.

PROPOSED HEADS OF TERMS

The proposed conditional subject to planning contract will be for a contract period of 24 months, with a 12-month extension period if awaiting determination of a planning application or appeal.

A non-refundable deposit of £25,000 will be payable upon exchange of contracts. This sum will be deductible from the agreed sale price.

A fixed contribution which is non-refundable, yet deductible from the agreed sale price, of £5,000 plus VAT each (total of £10,000 plus VAT) will

be payable as a contribution towards the vendors' professional and legal fees specific to the contract. This will also be required to be paid upon exchange of contracts. An undertaking for these payments will be required upon solicitors being instructed.

SERVICES

Prospective purchasers are to rely on their own enquiries in respect of the availability and capacity of services. It is understood that services are available within the vicinity of the site.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

All interested parties should satisfy themselves in respect of any existing wayleaves, easements and rights of way and make and rely upon their own enquiries.

The Vendor will require a reservation of a full right of access to all retained land that is not sold within any 'Phase 1' scheme. Appropriate easement rights for all mains services and utility connections to the Vendor's retained land will also be required, with future connection points to be installed upon the boundary of Phase 1 and retained land.

VAT

The VAT position is to be confirmed. Interested parties should make their own enquiries.

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.

VIEWING ARRANGEMENTS

The site may be viewed at any time during daylight hours with a copy of these particulars. Pedestrian access is available from the public highway.

All applicants are to exercise due care and attention when walking any part of the site. No vehicles are to be taken onto the land.

Agent Contact: For further information please contact Stuart Leaver BSc (Hons) MSc MRICS FIAV on 01600 714140 or email enquiries@powellsrural.co.uk.



Powells
Singleton Court Business Park
Monmouth
NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared March 2026.