



Development Opportunity – 4 No. New Build Dwellings

Treduchan, Llangrove, Ross-on-Wye, HR9 6EZ



Sunderlands
Residential Rural Commercial



**Treduchan
Llangrove
Ross-on-Wye
HR9 6EZ**

Summary of features:

- Full Planning Permission for 4 no. new open market dwellings
- Two detached dwellings and two semi-detached dwellings
- Low density residential development site
- Good access to the A40/M50
- Popular rural area
- Far reaching views

For Sale by Private Treaty

Guide Price: £475,000

Situation:

The development site is part of a former agricultural farmstead set in open countryside. The nearest village of Llangrove is situated approximately 0.5 miles away, within walking and cycling distance, which offers the following facilities: Primary School, Public House Community Hall, and Church. Llangrove is served by bus routes connecting with surrounding villages as well as the city of Hereford.

Description:

The site of the modern agricultural buildings presents an exciting residential development opportunity with the benefit of full planning consent. Planning has been granted for four new build dwellings through the removal of the modern portal frame buildings to the southeast of the traditional barns and their replacement with sympathetically designed new dwellings under planning permission **P221395/F**.



Proposed Accommodation:

The proposed scheme would deliver the following accommodation:

Plot	Bedrooms	Size	Garaging / Cycle storage
1	4	232	2 Bay Garage
2	3	185	2 Bay Garage
3	3	185	1 Bay Garage
4	4	232	2 Bay Garage

Please note that the stated sizes are approximate external floor areas including garaging in M².

Access:

The access serving units 1 - 4 is proximate to the existing access serving the modern agricultural buildings, but relocated further south to improve emergent visibility.

Services:

Mains water and electricity are understood to be available for connection on site or nearby. The site is not understood to be served by mains gas or sewerage. The planning permission stipulates that foul drainage is to be pumped to the mains sewer in the village and surface water discharged through a suitable sized Sustainable Drainage System.

Foul Drainage Works & Reserved Rights

A foul drainage infrastructure for up to nine dwellings (including farmhouse) will be installed and connected to the mains drainage system by either the Developer of this site or Developer of the adjoining site, suitable for the approved scheme under planning permission reference P221395/F. The Vendor and their successors in title to the adjoining site expressly reserve the right to connect to, use, inspect, maintain, repair, and upgrade the foul drainage system installed, together with all necessary rights of access over the development site for these purposes.

Overage:

There will be an overage clause should the number of dwellings on the site increase above four.

Planning:

The Local Planning Authority is Herefordshire Council. Planning Consent was granted on Wednesday 27th September 2023, a copy of the Decision Notice is contained within the available information pack. It has been registered with the Local Planning Authority that Development has commenced. The application that has been approved under application reference **P221395/F** enables the residential development of the site and associated works comprising the replacement of modern agricultural buildings with four new- build dwellings. This site is part of a larger approved scheme that includes the conversion of the neighbouring traditional agricultural buildings to four dwellings. All necessary rights over the property are reserved for the vendor and successors to comply with the terms of the combined planning consent.

Information Pack:

An 'Information Pack' has been prepared that provides detailed information on planning, services, drawings and other reports. Access to the Information Pack can be provided upon request.

Boundaries:

The purchaser will be responsible for erecting and maintaining a pet and stockproof boundary around the site within three months of purchase.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Money Laundering:

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Viewing:

Strictly by appointment with the Agents.

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Directions:

From Hereford take the A49 towards Ross on Wye, beyond Harewood End turn right onto the A4137 and after about three miles turn right to Llangarron. Pass through Llangarron towards Llangrove and after about 1.25 miles the property is on the corner to the turn to Llangrove.

What3Words: ///legend.armrests.club

Health & Safety Notice:

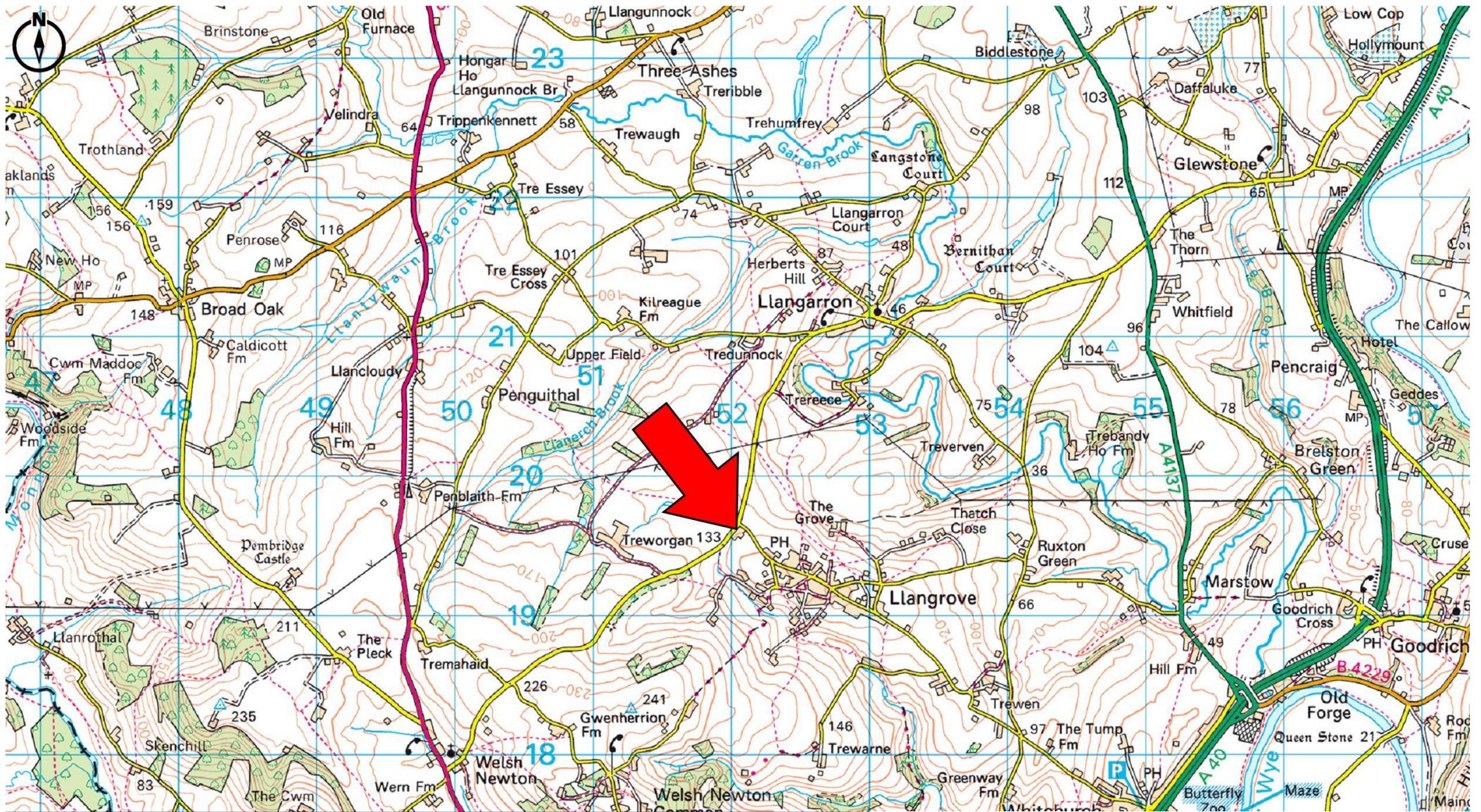
Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.