Development site at Redlands Upton Bishop, Ross-On-Wye, HR9 7UA

Sunderlands
Residential Rural Commercial

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**Development Site**
**Redlands**
**Upton Bishop**
**Ross on Wye**
**HR9 7UA**

Summary of Features

- For Sale by Informal Tender on Thursday 23rd April 2026, 12 noon.
- Opportunity to construct a small exclusive development
- Current planning consent for 3 detached houses
- On the fringes of the popular village of Upton Bishop.

**For Sale By Informal Tender**
**Guide Price: £600,000**

For Sale by Informal Tender on Thursday 23rd April 2026, 12 noon at Offa House, St Peters Square, Hereford HR1 2PQ. A freehold development site offering excellent opportunity to construct a small exclusive development of high value properties.

The development site has been extremely well planned, taking advantage of the southerly aspect and outstanding views. The current planning consent is for three detached houses, a four bed and two three beds all with garaging and gardens.

This is an attractive site in a sought-after location just on the fringes of the popular village of Upton Bishop which is strategically well placed providing fast access to larger centres.

It is ideally suited to a small developer wishing to create a high end bespoke development.

## Situation
Upton Bishop lies approximately 13 miles south of Hereford, 3.5 miles from Ross on Wye town and under 2 miles to the M50 motorway which links to the A40 and south Wales as well as the M5 and the Midlands. Upton Bishop has a village hall, public house and many delightful walks around surrounding countryside. The main facilities would be in Ross on Wye town including educational, leisure and shopping.

## Planning Permission
Planning permission was granted on the 5th September 2025 under Application #240293, this is detailed planning consent with an approved design scheme with brief details as follows:

## Plot A
Large open plan kitchen dining living area, office, utility, cloakroom and to the FIrst Floor, Master bedroom, suite with dressing and en-suite, three further bedrooms, bathroom and double garage.

## Plots B&C
Reception hall, large open plan living room dining kitchen area, office, cloakroom, utility. To the First Floor, Master suite with en-suite bathroom, two further bedrooms, bathroom and single garage.

## Services
We understand that mains electricity and water are nearby. Private treatment plant will need to be installed. The buyer should make their own enquiries with the relevant service provider.

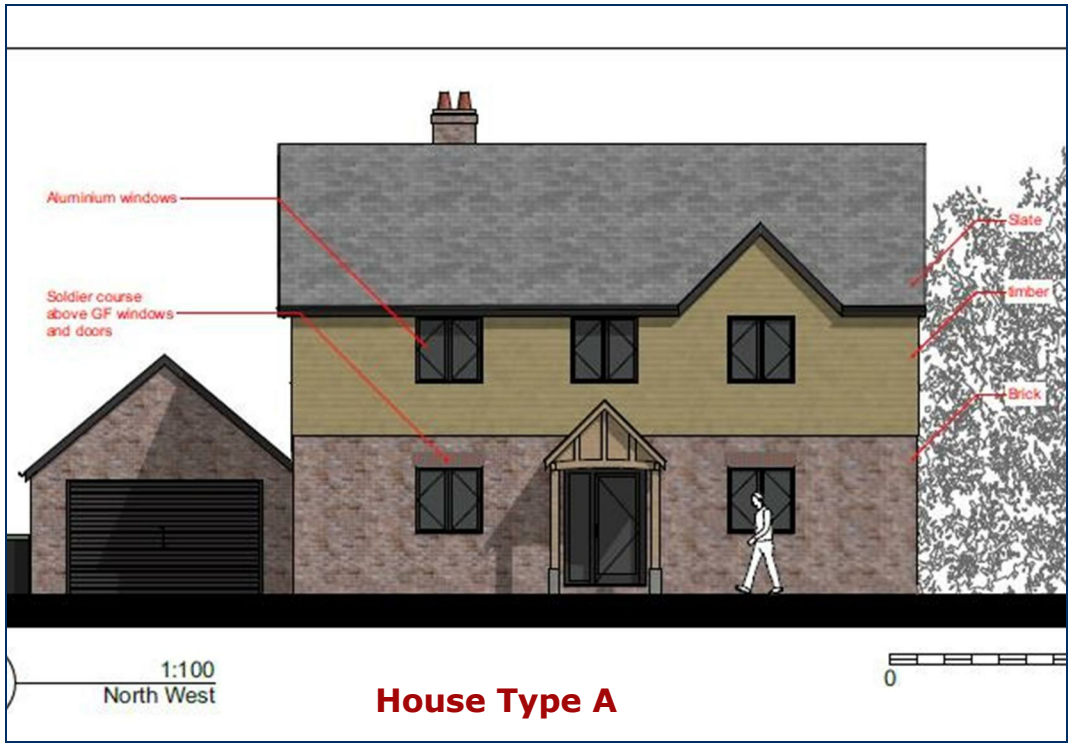
## Viewing
Through the Sole Selling Agent by appointment only.

## Directions
Proceed out of Hereford in an easterly direction along the B4224 to Mordiford and then Fownhope through How Caple until reaching the cross junction with the A449. Continue straight over remaining on the B4224 following signs to Upton Bishop. Proceed up into the village and on the sharp left hand bend take the right turn remaining on the B4224 towards Bromsash. Within a couple of hundred metres the site should be seen on the right hand side as denoted by the Agents For Sale Sign.

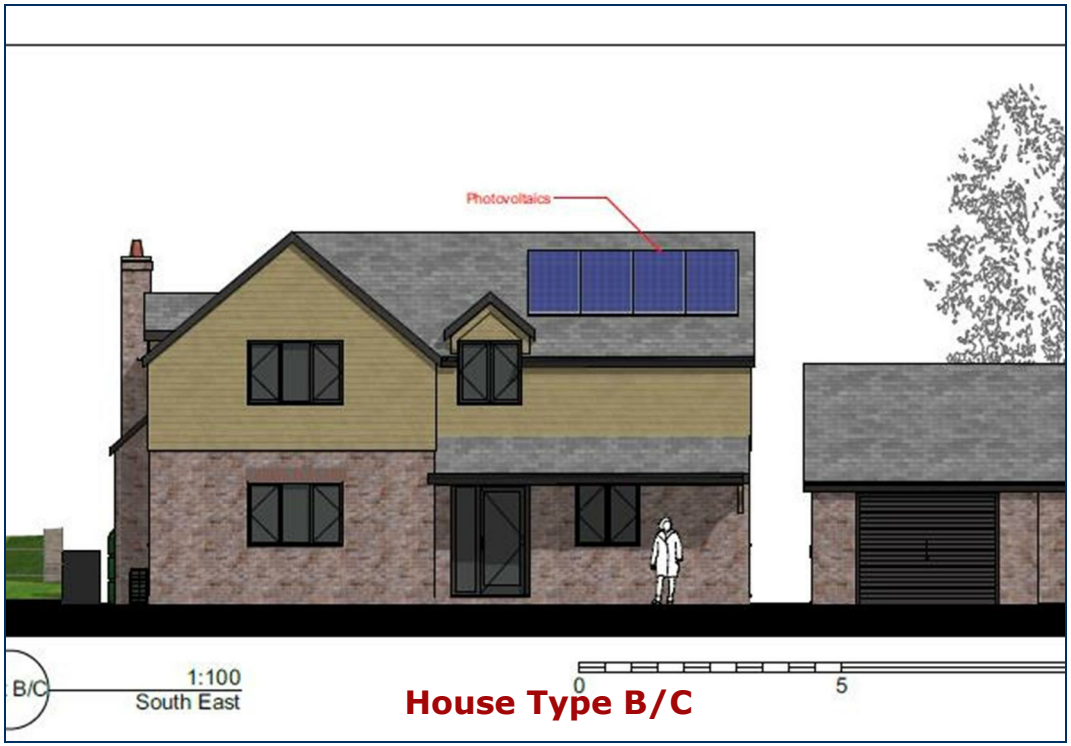
What3words: ///jumped.somebody.resurgent

## Mode of Sale
The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Land at Crow Hill' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received Thursday 23rd April 2026, no later than noon.

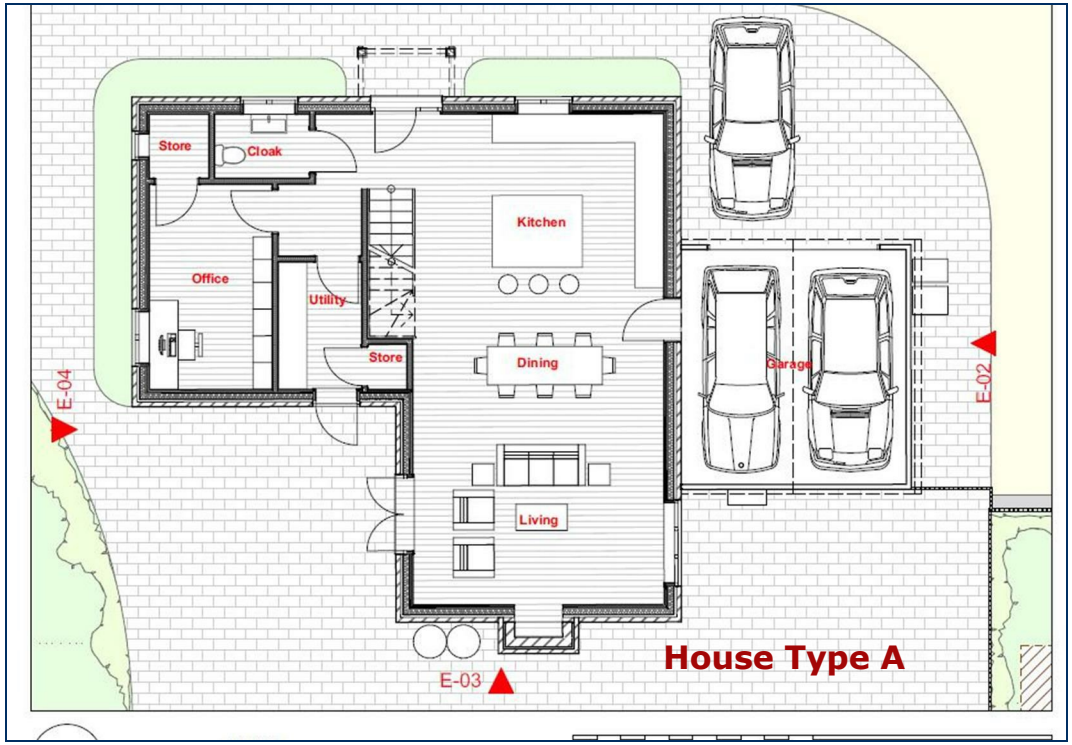
## Agents Note
Any plans, views in preparation of the details may have been reduced in scale and any interested parties should check with the title plan before proceeding to purchase.

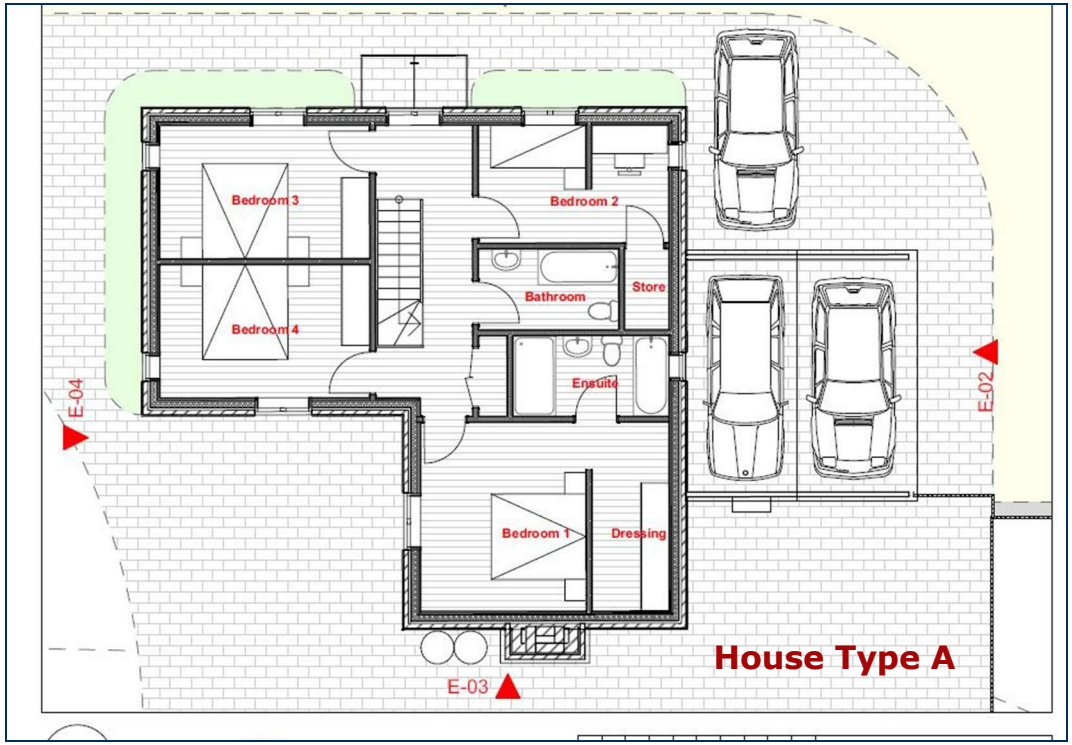


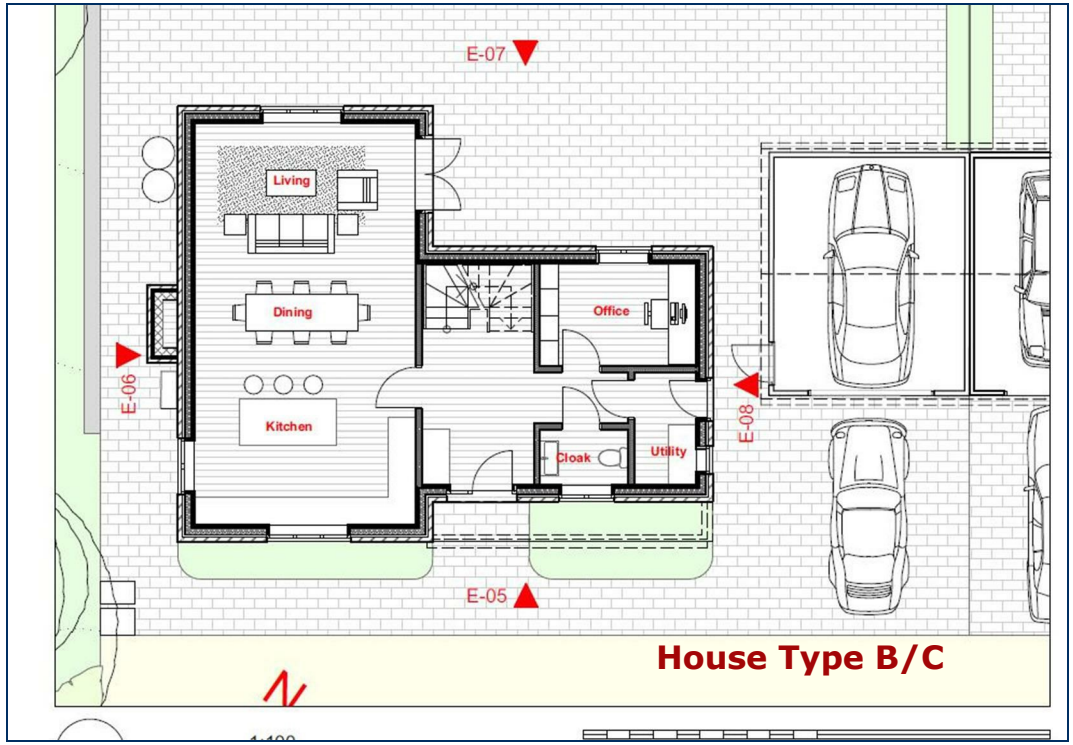

**House Type A**

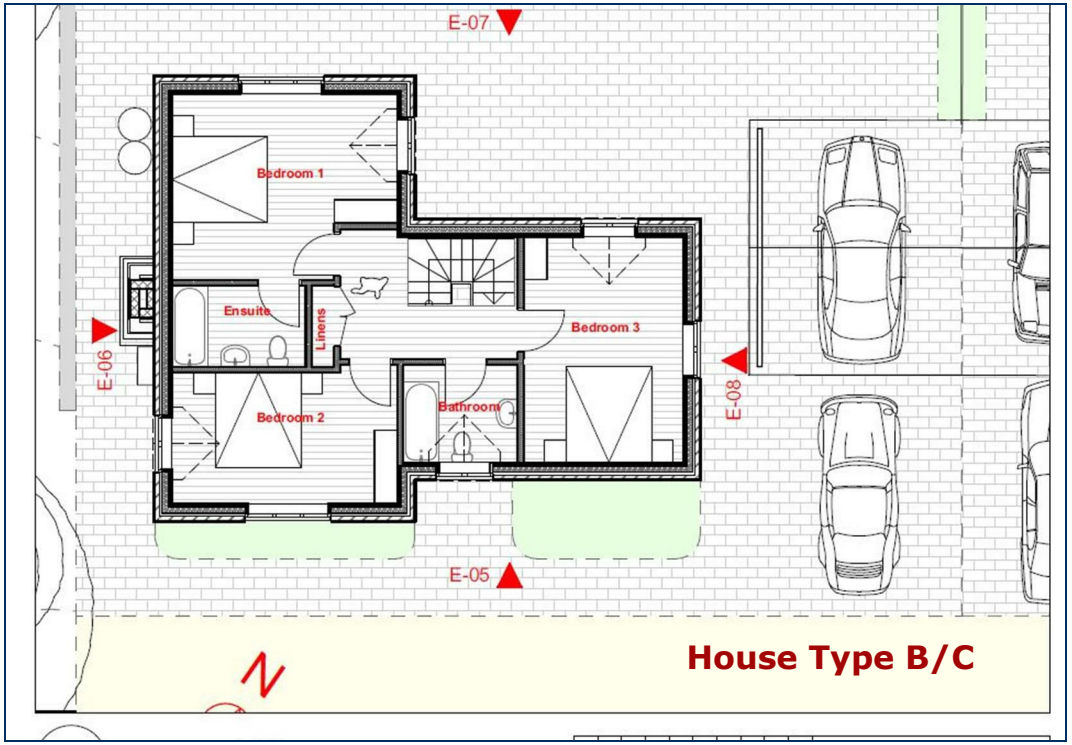


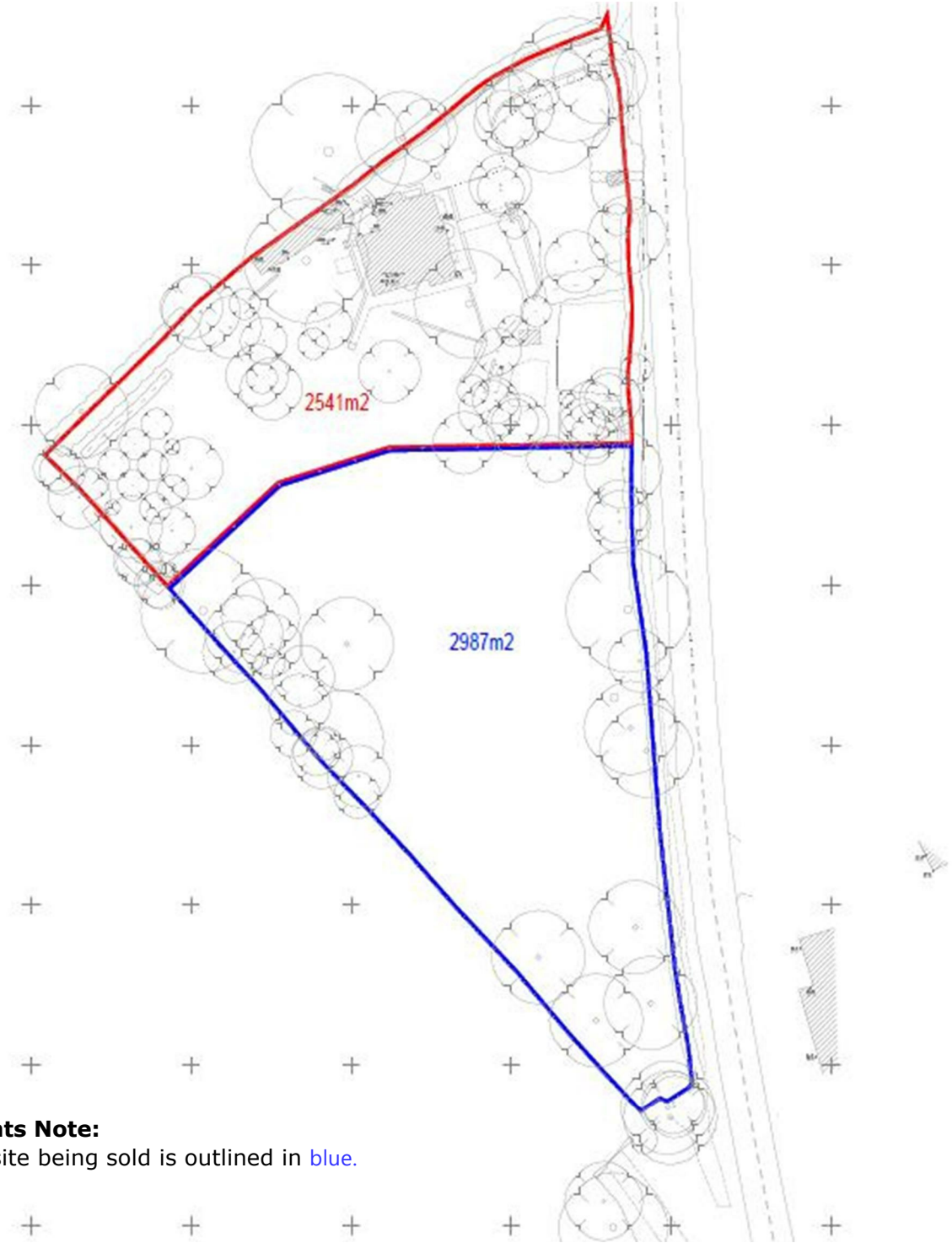

**House Type B/C**


Store
Cloak
Kitchen
Office
Utility
Store
Dining
Garage
Living
E-04
E-02
E-03
House Type A


Bedroom 3
Bedroom 2
Bathroom
Store
Bedroom 4
Ensuite
Bedroom 1
Dressing
E-04
E-02
E-03
House Type A


E-07
Living
Dining
Office
Kitchen
Cloak
Utility
E-06
E-08
E-05
House Type B/C


E-07
Bedroom 1
Ensuite
Linens
Bedroom 3
Bedroom 2
Bathroom
E-06
E-08
E-05
House Type B/C



**Agents Note:**
The site being sold is outlined in blue.

**Sunderlands**

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The Property Ombudsman
NAEA

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. Sunderlands 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.