



Land south of Wormelow Shop, Wormelow, Herefordshire, HR2 8EJ



Sunderlands
Residential Rural Commercial



Land south of Wormelow Shop, Wormelow Herefordshire HR2 8EJ

Summary of Features

- Prime development site in a sought-after Herefordshire village
- Outline planning permission for four detached dwellings
- Local amenities within walking distance
- Convenient location with excellent links to major roads
- Attractive setting with countryside views and mature boundaries
- Edge of village location

**Offers In The Region Of
£500,000**

John Dillon - 07977 467143
Charlotte Watson - 07442 400949

Description

An exceptional development opportunity comprising an attractive parcel of land extending to approximately 1.36 acres, set within a level position that enjoys far-reaching views across open Herefordshire countryside. The site offers a tranquil rural setting while remaining conveniently accessible to local amenities and transport links.

The land benefits from outline planning permission for the erection of up to four dwellings with associated works (Application Ref: P230231/O), presenting a rare chance for developers to create a bespoke residential scheme in a highly desirable location. Currently used for agriculture the land is enclosed by mature hedgerows and fencing.

The boundary is for identification purposes only, and its exact position will need to be accurately defined as part of the sale process.

Situation

The land is situated immediately south of Wormelow Shop in the picturesque village of Wormelow, Herefordshire. This highly desirable location offers a blend of rural tranquility and excellent accessibility. Local amenities, including a village shop and public house, are within walking distance, while the surrounding countryside offers rural views.

Wormelow is well-positioned for access to Hereford (approximately 7 miles) and Ross-on-Wye (approximately 9 miles), both offering a wide range of shops, schools, and leisure facilities. The site also benefits from good connectivity to the A49 and A465, with Hereford Railway Station just a short drive away, providing direct services to Cardiff, Birmingham, and beyond.





Development Opportunity

Outline planning permission has been granted for the erection of up to four detached dwellings with associated works on land south of Wormelow Shop, Wormelow, Herefordshire (Application Ref: 230231/O). All matters are reserved, requiring subsequent approval for layout, scale, appearance, access, and landscaping. In respect of Biodiversity Net Gain the application for planning permission was made prior to the 12th February 2024.

Full details of the planning permission can be found on the Local Planning Authority website or requested from the selling agents.

Planning

The land is sold subject to an overage clause in relation to any future increased density of units on the site. The vendors will retain a 50% uplift in value attributable to any increase in the residential units on the land on the grant of planning permission, for a period of 15 years.

Access

The site abuts the A466, as part of the planning permission the buyer will construct a new entrance to the site from the council maintained road being the A466.

Tenure

Freehold with vacant possession upon completion.

Services

There is an existing water main that crosses the land. We understand other utilities are available nearby for connection. Prospective purchasers should make their own enquiries regarding service connections.

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. There are no public rights of way affecting the property.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.

Local Authority & Public Utilities

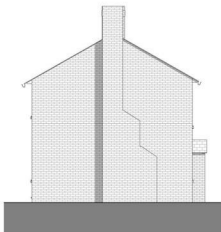
Herefordshire County Council, Plough Ln, Hereford HR4 0LE
Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB



Illustrative Design Layout



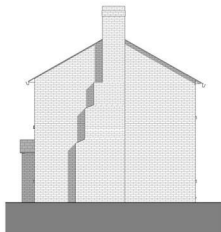
Plot 1 - Front Elevation
1 : 100



Plot 1 - Side Elevation A
1 : 100



Plot 1 - Rear Elevation
1 : 100



Plot 1 - Side Elevation B
1 : 100



Plot 2 - Front Elevation
1 : 100



Plot 2 - Side Elevation A
1 : 100



Plot 2 - Rear Elevation
1 : 100



Plot 2 - Side Elevation B
1 : 100



Plot 3 - Front Elevation
1 : 100



Plot 3 - Side Elevation A
1 : 100



Plot 3 - Rear Elevation
1 : 100



Plot 3 - Side Elevation B
1 : 100



Plot 4 - Front Elevation
1 : 100



Plot 4 - Side Elevation A
1 : 100



Plot 4 - Rear Elevation
1 : 100



Plot 4 - Side Elevation B
1 : 100







Mode of Sale

The land is being offered for sale via Private Treaty.

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

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.



Viewings

Viewing strictly by appointment only with the selling agents.
Charlotte Watson on 01432 356161 or 07442 400949
c.watson@sunderlands.co.uk
John Dillon on 01432 356161 or 07977 467143
j.dillon@sunderlands.co.uk

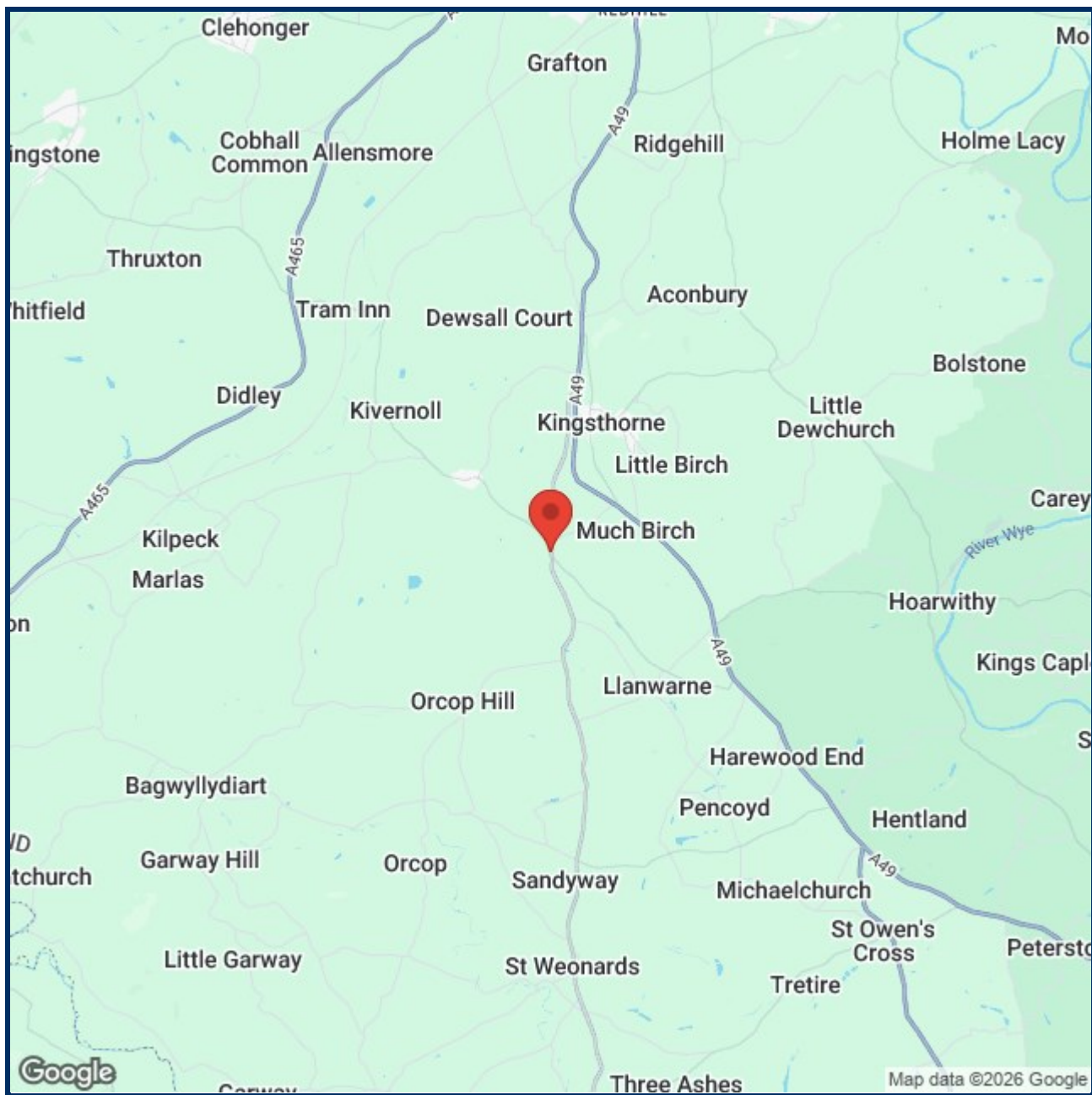
Important Notice

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. 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.

Directions

From the City of Hereford proceed south on the A49 (Ross Road) towards Ross-on-Wye. At the roundabout continue on the A49, after approximately 5 miles, at the junction signposted Wormelov, turn right onto the A466. Continue on the A466 for approximately 1 mile until you reach the village of Wormelov. Proceed through the village, the land is situated on the right hand side as you head out of the village and marked by the Agents For Sale board.
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Hereford Office

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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. 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.