

89 new dwellings

2 Bedroom x 22

2, 3, 6, 7, 8, 9, 12, 13, 14, 17, 18, 19, 22, 23, 25, 28, 29, 30, 31, 32, 34 & 36

3 Bedroom x 50

1, 4, 5, 10, 11, 15, 16, 20, 21, 24, 26, 27, 33, 35, 37, 40, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 77 & 78

4 Bedroom x 17

41, 48, 54, 61, 73, 76, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88 & 89

SITE AREA 3.970 ha

**RESIDENTIAL DEVELOPMENT ON
LAND ADJOINING HAWTHORN RISE,
PETERCHURCH, HEREFORDSHIRE**

INDICATIVE SITE LAYOUT



5.17 hectare (12.77 acre) Residential Development Site,
Peterchurch, Herefordshire, HR2 0RQ



5.17 hectare (12.77 acre) Residential Development Site, Peterchurch, Herefordshire, HR2 0RQ

Summary of features

- 5.17 hectare (12.77 acre) Low density site with 3.97ha (9.80 acre) of housing area
- Level Site with easy service access
- Outline planning consent for erection of up to 89 houses; 17 four bedroom, 50 three bedroom and 22 two bedroom
- Agreed S.106
- No Welsh Water contributions
- Separate recreational area
- Excellent well serviced popular village
- Larger houses with elevated views
- Main road frontage
- Separate service access strip

Offers in Excess of £2.75m
Ref: AE/JRD

Description:

A low density site with Outline Planning Permission for up to 89 houses located in the heart of Peterchurch Village situated between existing residential developments with good vehicle and pedestrian access to the village.

Situation:

The site is an infill plot located near the village of Peterchurch in the heart of the Golden Valley.

The village itself has a large catchment area offering local amenities above and beyond what would normally be expected within a village including a village shop, primary school, well renowned comprehensive school, doctor's surgery, two public houses, one restaurant, hairdressers, police station, fire station, church and a regular bus service.

Peterchurch village is a main settlement and the focus for proportionate growth in Herefordshire Council's Core Strategy.

Peterchurch has the B4348 running through it offering easy access to larger towns and cities such as Hereford 12 miles, Hay-on-Wye 9 miles, Abergavenny 25 miles and Ross-on-Wye 19 miles. The M50 motorway at Ross-on-Wye provides excellent national access.

The Site:

The residential area covers approximately 3.97 ha (9.80 acres), this excludes 1.2 ha (2.95 acres) of recreational open space. This area is proposed to be located on the north east of the primary school.

The site has good main road access with the

indicative layout suggesting 35% affordable housing located near the site entrance with a proposed service road running through the centre of the site and spurring into two separate cul-de-sacs. The site is a low density proposal with proposed large gardens and larger houses being in the more elevated positions along the north eastern boundary adjoining open countryside.

Services:

- Welsh Water investigations and capacity assessment have concluded that with some operational management, sufficient capacity exists to accommodate the foul only flows generated from the proposed development with contributions required.
- Mains Water is located within the main road and also has two possible connection points within the adjoining Hawthorn Rise Development.
- A Welsh Water 6" foul drain and 6" storm drain are located within the site.

Planning Permission:

Outline Planning Permission was granted under Application No. P/132707/0. An area of 1.2 hectares of recreational open space is a pre-requisite of the scheme and provision for this space has been included within the development site on offer.

Additional Land:

Land to the north of the proposed site (outlined blue on the plan) is available by separate negotiation.

Access Reservation:

If the purchaser does not purchase the additional land the Vendor reserves the right of access for vehicular and services to both the land to the north (outlined blue) and the land to the east (outlined green).

Uplift Provision:

Provision may be made for an uplift payment in the event that the current density is exceeded above its prescribed 89 units.

Section 106:

Agreed and a copy of the 106 Agreement is available upon request.

Local Authority:

Herefordshire Council

Central Planning Services, Plough Lane, Hereford, HR4 0LE. Tel: 01432 260000

Welsh Water Authority

P.O. Box 10, Treharris, CF46 6XZ
Tel: 01443 331155

Western Power Distribution

Unit 23, Three Elms, Hereford, HR4 9PU

Method of Sale:

The site is being offered for sale by Private Treaty. Offers in excess of £2.75m.

Directions:

Leave Hereford travelling south west on the A465 Abergavenny road. Take the first turning right signposted Clehonger, continue through Clehonger branching left signposted Kingstone.

At the end of the road turn right signposted Peterchurch, passing through the village of Vowchurch. Upon reaching Peterchurch you will see the site located on your right hand side following the first cross roads. The site is adjoining Hawthorn Rise, HR2 0RQ.

Viewing:

Strictly by appointment with the selling Agents. Ref: Andrew Edwards MRICS or John Dillon FRICS.

Vendor's Solicitors:

Frank Smith & Co Solicitors

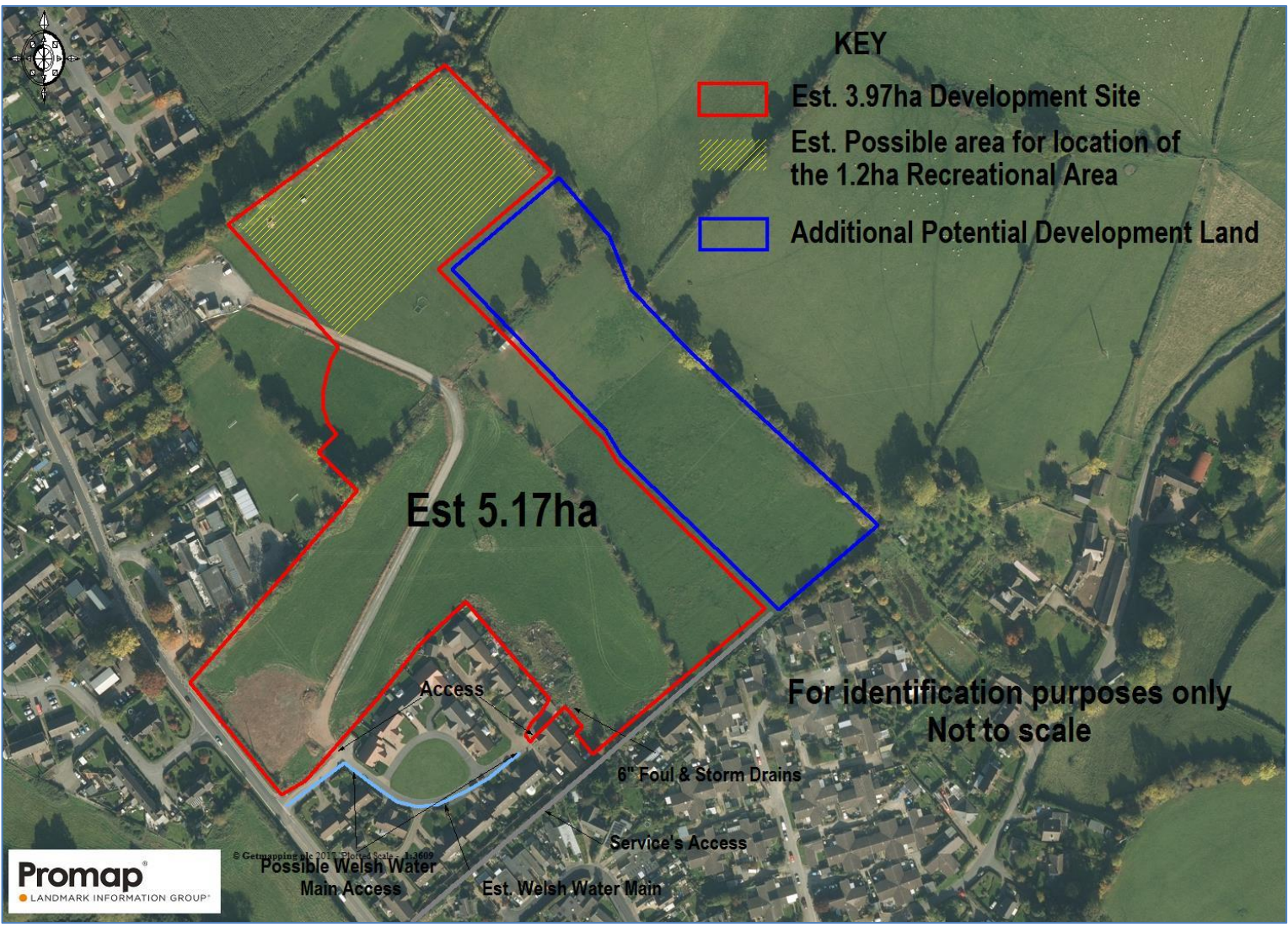
Kestrel Court, Waterwells Drive, Quedgeley Gloucester, GL2 2AT. Tel: 01242 801748

Agents:

Further details and all negotiations through the Sole Selling Agents.

**For more Information Contact:
Andrew Edwards MRICS or John Dillon MRICS
on
01432 356161 or 07825066859 (out of hours)**





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