

# RESIDENTIAL DEVELOPMENT LAND

## Leintwardine, Craven Arms, Herefordshire

Land at Oak Cottage, High Street, Leintwardine, SY7 0LQ

Full Planning Permission for the construction of 6 no. high quality dwellings within approximately 0.78 acres (0.31 ha)



# Residential Development Opportunity

Land at Oak Cottage, High Street, Leintwardine, SY7 0LQ



## SUMMARY

- Full Planning Permission for 6 no. quality dwellings
- Rare opportunity in prime Herefordshire village, within the SY postcode.
- Outside of the River Lugg catchment area.
- For Sale by Private Treaty.

## LOCATION

Leintwardine is a sought-after village and civil parish in north Herefordshire, close to the border with Shropshire. The village benefits from a primary school, garage and shop, church, two public houses, medical centre and other amenities. Transport links to the location are good with the A4113 leading east to Ludlow where it meets the A49 (10 miles). The market town of Craven Arms is located 7.6 miles to the north.

## DESCRIPTION

The subject site extends to approximately 0.78 acres. On the site lies an existing Cottage which is a modern 1.5 storey 2 bed property built using a new part oak frame and block-work infill with rendered elevations. To the northeast of the site lies a rectangular storage and garage building with mainly blackened timber elevations. Existing access to the site is via a sloped hardcore timber gated access immediately adjacent to Plough Cottage. The gated access is situated some 8m back from the main road.

## PLANNING

The site falls within the administrative area of Herefordshire Council. The subject site benefits from Full Planning Permission for 6 no. units. P222125/F - Proposed demolition of Oak Cottage and erection of 6 no. dwellings with access, landscaping and associated works. Full Planning Permission was granted on 30<sup>th</sup> November 2023. A copy of all planning documents is contained within the information pack. Importantly the land is located outside of the River Lugg catchment area.

## PROPOSED SCHEME

The scheme under the Planning Permission, ref: P222125/F provides for demolition of the dilapidated and poorly constructed existing dwelling house and outbuilding. The aim of the development is to provide a sustainable high-quality design with an adaptable lifetime mix of housing. The development is aimed at providing a renewable approach to each property with photo-voltaic panels, Air source SHPs and MVHR and car charging points. The proposal is for 6 open market properties, all three bedroomed, arranged over 1.5 storeys. The new road access to the north of the plot is located to provide and maintain a landscape buffer between the listed Plough Cottage and the new site. Internally each layout offers adaptability and future proofing with many options for modern open plan living. Parking provision shows 2 spaces to each property with 2 No visitors' spaces available to all residences.

In terms of timing, the site could be ready to start building in the spring window. The vendors have already received interest from prospective purchasers for the proposed completed dwellings.

The following accommodation is proposed:

Unit	Type/Beds	Sq.m	Sq.ft
1	DT03 – 3 bed	133	1,430
2	DT03 – 3 bed	133	1,430
3	DT01 – 3 bed	138	1,484
4	DT04 – 3 bed	135	1,452
5	DT01 – 3 bed	138	1,484
6	DT02 – 3 bed	135	1,452

## SERVICES

Please see the data room for services information and drainage strategy. Purchasers are advised to undertake their own investigations as to connection points. We have not carried out any tests as to the availability of any existing services and parties are to make their own enquires in this regard.

## COMMUNITY INFRASTRUCTURE (CIL)

Herefordshire Council have taken the decision to pause progressing the adoption of CIL locally, therefore there is no CIL to pay.

## SECTION 106 (S.106)

There is no requirement for affordable housing and there are no S.106 obligations.

## VAT

VAT will not be chargeable on the sale.

## LEGAL INFORMATION

The purchaser is to provide a legal undertaking of £5,000 + VAT on agreement of Heads of Terms. The subject site is registered under the wider Freehold Title HW175301.

The site is owned within a clean SPV company, therefore there is an option to acquire the company shares rather than Freehold sale.

## TERMS

The Freehold of the site is offered For Sale by Private Treaty.

**Guide Price £650,000.**

Offers should be submitted to William Matthews by email: [William.matthews@brutonknowles.co.uk](mailto:William.matthews@brutonknowles.co.uk)

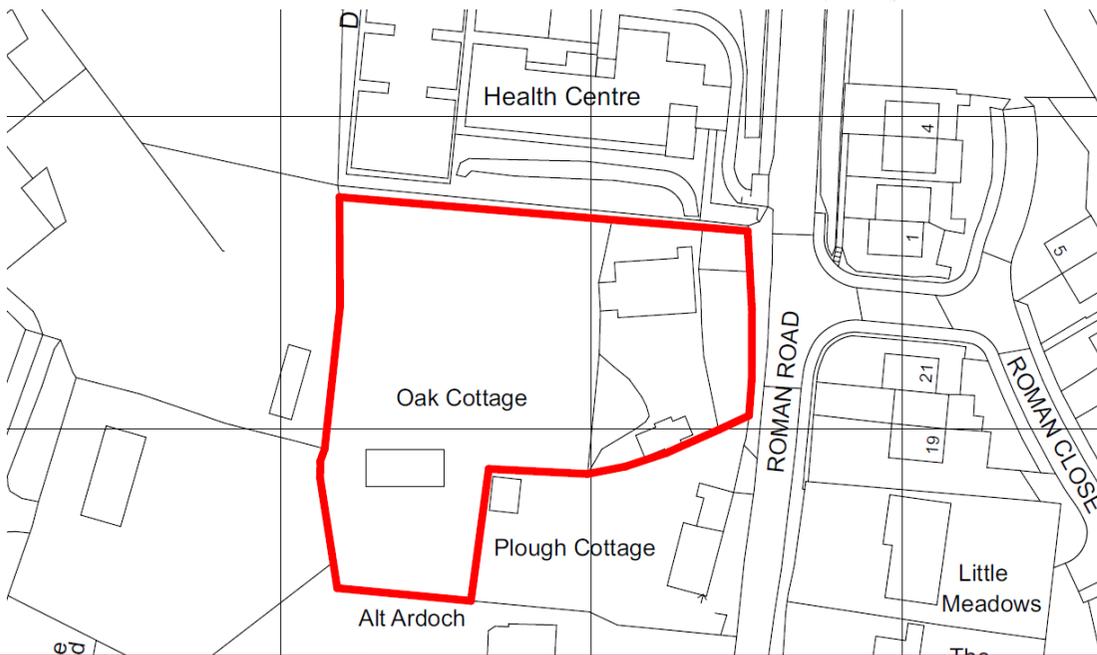
## FURTHER INFORMATION

A 'Data Room' has been prepared that provides detailed technical and planning information to include topographical survey, drainage information and planning reports. For access, please email Ben Owen on [ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk)

Viewing is by appointment only with the selling agents.

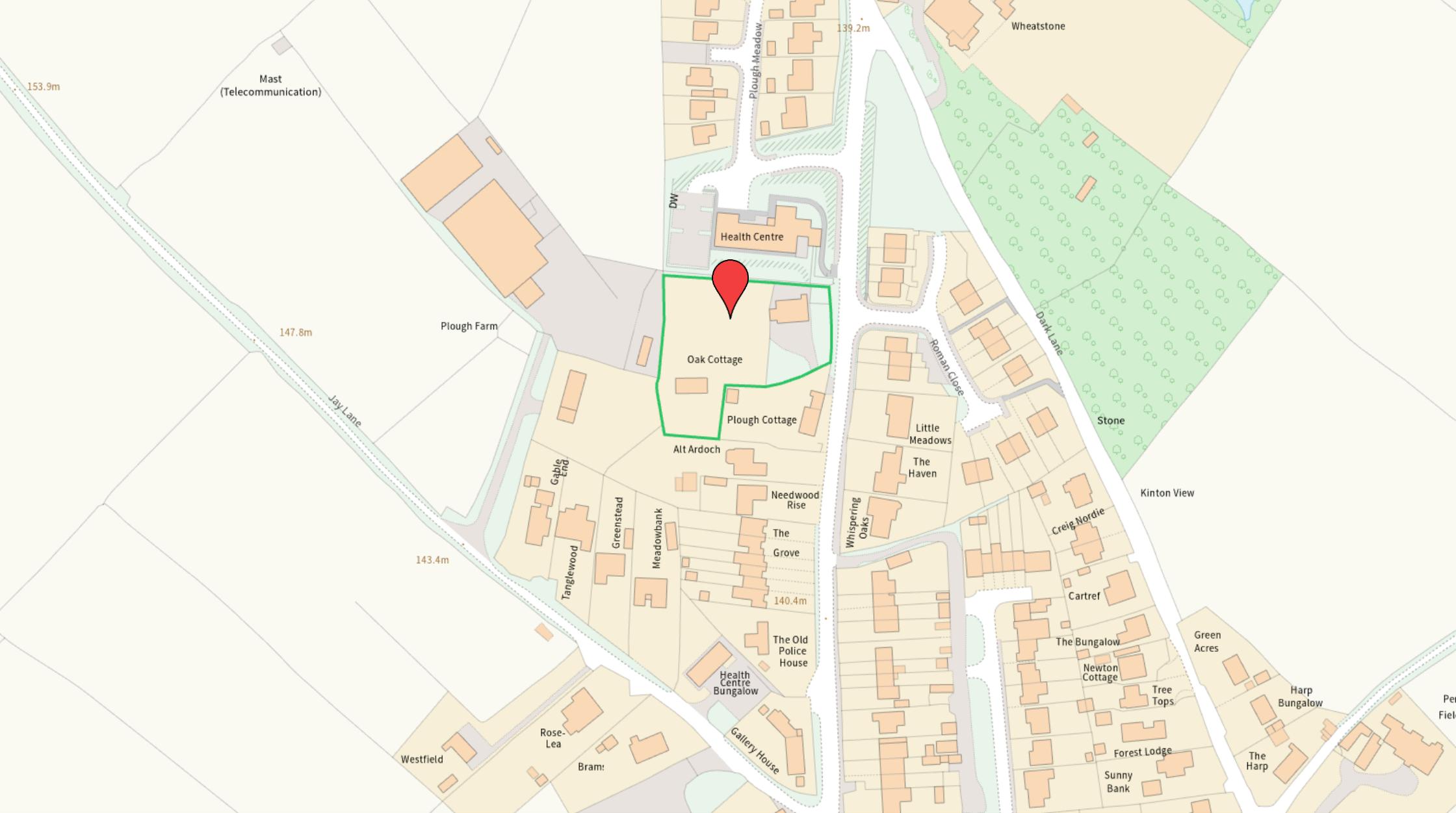
**SUBJECT TO CONTRACT – FEBRUARY 2024**

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Proposed Site Plan



Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

William Matthews BSc (Hons) MRICS  
07841 920434  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

Ben Owen BSc (Hons)  
01568 610007  
[ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk)



**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.