

# RESIDENTIAL DEVELOPMENT LAND

## Peterchurch, Hereford

Land at the Crossways, Peterchurch, Hereford, Herefordshire, HR2 0BT

Full Planning Permission for the erection of 5 no. dwellings within approximately 0.58 acres



# Residential Development Opportunity

Land at the Crossways, Hereford



## SUMMARY

- Full Planning Permission for 5 no. dwellings
- Rare opportunity in rural Herefordshire village location
- Unconditional offers invited
- Bids be received prior to **Noon on Tuesday 20<sup>th</sup> February 2024**

## LOCATION

The site is located off the B4348 within the rural village of Peterchurch in the Golden Valley of Herefordshire, some 12 miles west of the town of Hereford and 10 miles Southeast of the market town of Hay-On-Wye.

The village benefits from an Ofsted 'Outstanding' High School and other amenities to include two Public Houses, a Primary School, Village Hall, Post Office, Restuarant and Village Store. Further amenities to include retail and leisure facilities, restaurants and bars can be found in Hereford and Hay-On-Wye along with Hereford train station some 12.6 miles from the site. Regular bus services operate from the bus stop located outside the site. The B4348 passes through the centre of the village, enabling direct access to the neighbouring towns.

## DESCRIPTION

The area of the title for sale extends to approximately 0.58 acres and comprises a vacant parcel of grassland in the centre of the village. The land is irregular in shape and is bounded by the B4348 to the east, Crossways to the south, the River Dore to the west and a site which benefits from planning permission for ten dwellings to the north. The site is relatively flat in topography. The site benefits from a hedgeline providing screening from the road and mature trees lining the River Dore to the West.

The Environment Agency Flood zone mapping shows that the site lies within Flood Zone 1.

## PLANNING

The site falls within the administrative area of Herefordshire Council. The subject site benefits from Full Planning Permission for 5 no. units. The consent is outlined below:

- **P230563/F** – Full Planning Permission for the erection of 5 no. dwellings and associated works. *Granted on the 1<sup>st</sup> November 2023.* \*

*\*The landowner has already discharged the condition in connection with foul water drainage.*

*\*The landowner has already applied to Herefordshire Council to discharged the condition in connection with surface water drainage.*

## PROPOSED SCHEME

The scheme under the Planning Permission, ref: **P230563/F** proposes 5 no. dwellings accessed from a single shared driveway with gardens backing onto the B4348, comprising 2 no. 3-bedroom semi-detached and 3 no. 4-bedroom detached dwellings. The proposed dwellings will have allocated off- street parking spaces as well as 2 no. communal 'visitor' spaces. These have been set back from the B4348 on a semi-private drive.

The following accommodation is proposed:

Unit Type	Bedrooms	Sq.m	Sq.ft	No.	Total Sq.ft
Unit A	3-bedroom semi-detached	104	1,119	2	2,238
Unit B	4-bedroom detached	156	1,679	3	5,037
<b>Total</b>				<b>5</b>	<b>7,275</b>

To the north of the site along the B4348 is a recently approved 10 no. unit scheme, ref: P204078/RM. This adjacent site is on land abutting the subject land and this site has adopted access via that.

## SERVICES

We understand that a water main crosses the edge of the site. The landowner has already applied (and paid) for that to be diverted w/c 2<sup>nd</sup> January 2023.

The landowner reserved a right to connect into services in the adopted road on the adjacent site so services can go via this route or straight into main road if preferred. See Services summary sheet for further information.

We have not carried out any tests as to the availability of 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.

## VAT

VAT will not be chargeable on the sale.

## SECTION 106 (S.106)

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

## LEGAL INFORMATION

The purchaser is to contribute **£5,000 + VAT** towards the landowner's legal fees.

The subject site is registered under the wider Freehold Title HE56672.

The adjacent developer is to build out the T-junction.

## VIEWING & FURTHER INFORMATION

Walking of the site is by appointment only. A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Lauren Gaunt or Matt Tyler.

[lauren.gaunt@brutonknowles.co.uk](mailto:lauren.gaunt@brutonknowles.co.uk)

## TERMS

The Freehold of the site is offered For Sale by Informal Tender.

**Unconditional offers are invited.**

Tenders should be submitted to Harry Breakwell by email:

[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Bids be received prior to **Noon on Tuesday 20<sup>th</sup> February 2024.**

**SUBJECT TO CONTRACT – JANUARY 2024**

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.





1 PROPOSED SITE PLAN  
1:200 @ A1 / 1:400 @ A3

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IF IN DOUBT, ASK.

**SCHEDULE:**  
ALL AREAS GROSS INTERNAL

<b>UNIT A</b>	<b>x 2</b>
3NR BEDROOMS	
304 SQ.M	
<b>UNIT B</b>	<b>x 3</b>
4NR BEDROOMS	
156 SQ.M	
<b>TOTAL</b>	<b>x 5</b>

Revision	Description	Date	Check	Rev



RRA Architects Ltd  
Warehouse 4 - 5 High Town  
Newark  
NG24 0AA  
T 01432 278707  
E info@rarchitects.com

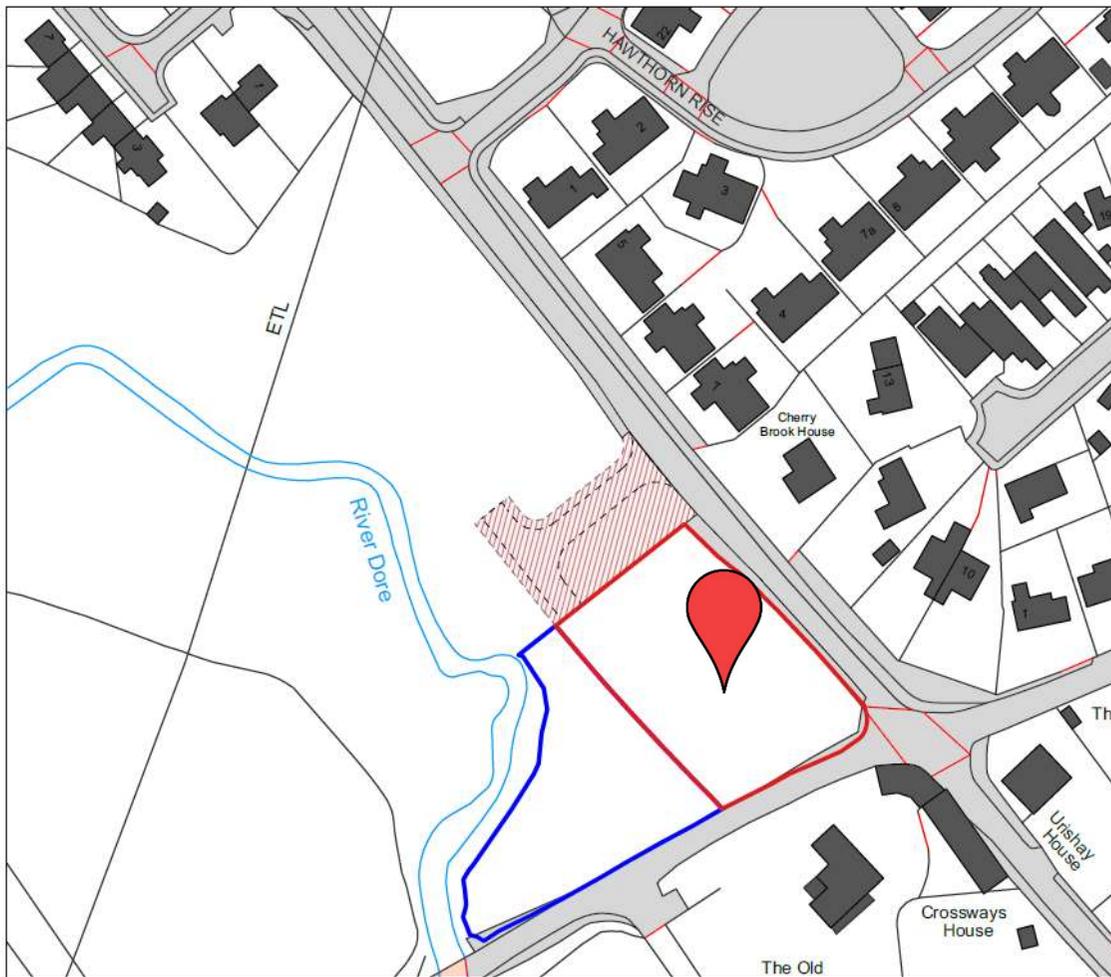
[www.rarchitects.com](http://www.rarchitects.com)

Location	Headed
T 0303 1300386	T 01432 278 707
Website	Geocoordinates
T 01432 278 707	# 51014 3278707

Client:  
MR J RICHARDS  
Project:  
LAND AT CROSSWAYS, PETERCHURCH

Drawing Title:  
PROPOSED SITE PLAN

Status	Date	Drawn By
PLANNING	OCT 23	TP



1 SITE LOCATION PLAN  
1:1250 @ A3

 SITE ACCESS

Revision	Description	Date	Check	Rev
				
RRA Architects Ltd				
WorkHere: 4 - 5 High Town				
Hereford				
HR1 2AA				
T 01242 269374				
E enquiries@rraarchitects.com				
www.rraarchitects.com				
London		Hereford		
T 0203 130 0998		T 01432 278 707		
Ludlow		Gloucestershire		
T 01584 519 747		T 01242 269374		

RRA Architects Ltd  
WorkHere: 4 - 5 High Town  
Hereford  
HR1 2AA

T 01242 269374  
E enquiries@rraarchitects.com

www.rraarchitects.com

London  
T 0203 130 0998

Hereford  
T 01432 278 707

Ludlow  
T 01584 519 747

Gloucestershire  
T 01242 269374

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

**Harry Breakwell** BSc (Hons) MSc MRICS  
07825 842626  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)



**Matt Tyler**  
01633 212266  
[matt.tyler@nplinnells.co.uk](mailto:matt.tyler@nplinnells.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.