RESIDENTIAL DEVELOPMENT LAND

Land at Gorsley, Herefordshire

Land off Lover's Walk, Gorsley, HR9 7SW

Outline Consent for 9 Units within 4.20 Acres (1.70 Hectares)



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LOCATION

The site is located within the rural Herefordshire village of Gorsley to the south of the B4221. The nearby town of Newent is situated approximately 3.5 miles to the east. J3 of the M50 Motorway is situated 0.6 miles west of the site, providing connections to Bristol and Birmingham via the M5 motorway. Gloucester lies 14 miles to the south east and Hereford 16 miles to the north west, both of which have mainline rail stations providing connections to London.

DESCRIPTION

The site comprises a parcel of agricultural land benefiting from vehicle access off the B4221 as well as pedestrian access off Lovers Walk. A new vehicular access is proposed centrally within the site, off the B4221. The land is delineated by shrubs and mature trees with a gentle slope from west to east. Residential development is located to the west including two bungalows (Mayfield & Ferndale) which abut the south western boundary. To the south lies Linton hall, a late 1800s Victorian dwelling and grounds.

Gorsley offers a number of facilities including a primary school, church, local pub and village hall. The nearby town of Newent offers additional services to include schools, shops, supermarkets, post office and a leisure centre.

A public footpath crosses the site adjacent to the southern boundary. Overhead power lines traverse the site from the south to the north.

PLANNING

The site benefits from outline planning permission for 9 units with all matters reserved except access and layout, granted at appeal on 15 August 2019 (appeal Ref: APP/W1850/W/19/3221618), with the terms of the application (Ref: P181908/F).

The local planning authority is Herefordshire Council; www.herefordshire.gov.uk

PROPOSED SCHEME

The proposed scheme will offer 9 large detached dwellings, together with landscaped areas and an attenuation pond to the east.

SERVICES / ABNORMALS

We understand mains water, electricity and BT are available from the B4221 to the north of the site. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

There is a foul sewer approximately 100m to the west of the site boundary at the closest point. It is proposed that foul drainage is directed to the east of the site via sewers, then pumped across the site, adjacent and parallel to the B4221 before connecting into the local sewer. An attenuation basin, soakaways and infiltration trenches will alleviate surface water, subject to detailed design and regulatory approval.

VIEWING & FURTHER INFORMATION

The site can be viewed via a gate to the north eastern corner of the site, off the B4221. Parties who wish to view the site must do so by prior appointment with Bruton Knowles.

A 'Data Room' has been prepared that provides detailed information on planning, method of sale, topographical survey, ecology, drainage, drawings and other reports.

Please email: jake.carolan@brutonknowles.co.uk for further information.

LEGAL COSTS

A legal undertaking of £10,000 Plus VAT for vendors abortive legal costs will be required.

TENURE

The site is offered Freehold with Vacant Possession.

TERMS

The site is offered for Sale by Informal Tender. Tenders should be submitted to Harry Breakwell by post or by email on: harry.breakwell@brutonknowles.co.uk

Bids should be in accordance with the 'Tender Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon on Thursday 14th November 2019.**

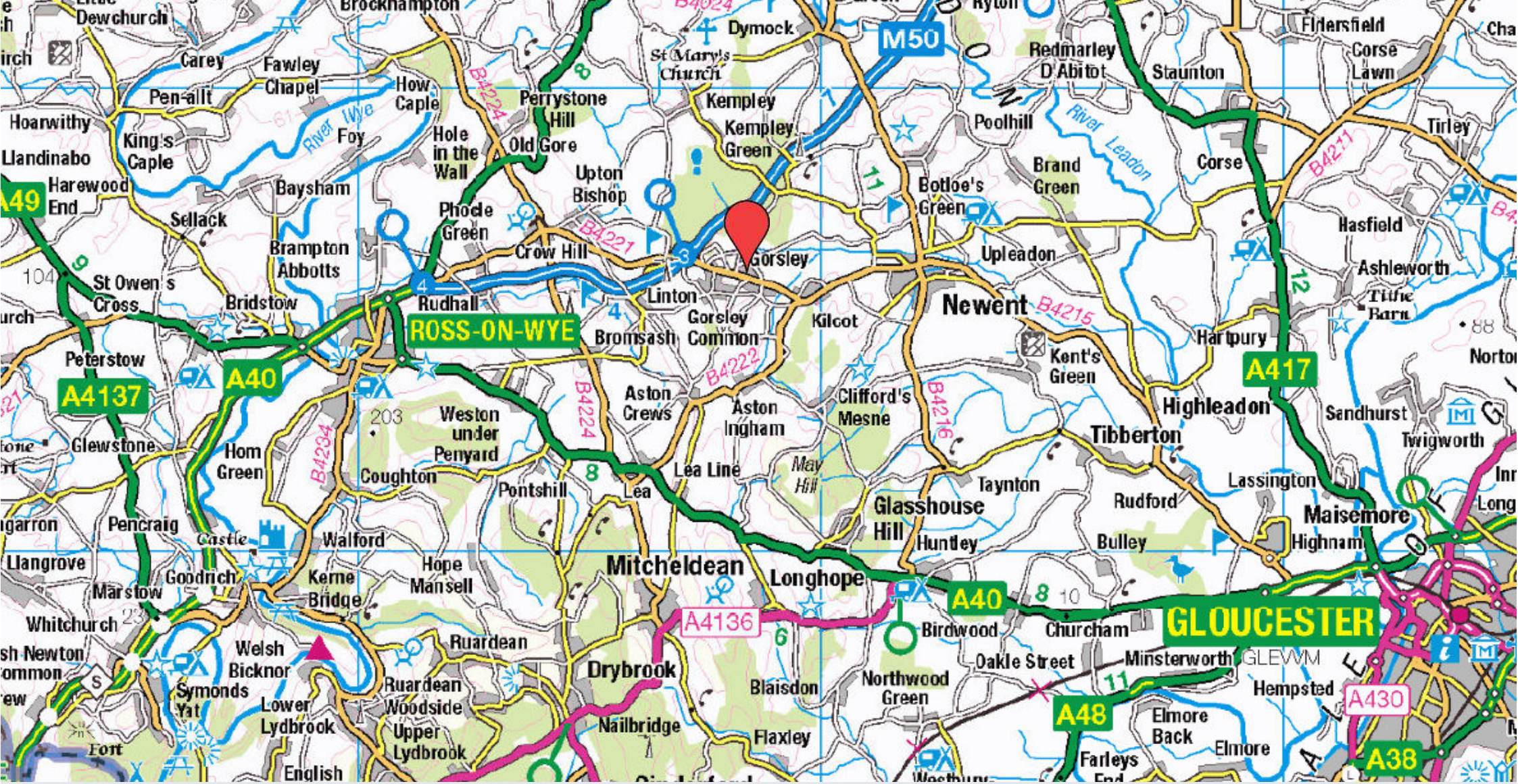
VAT

VAT will not be chargeable on the purchase price.

SUBJECT TO CONTRACT

SEPTEMBER 2019


GP
Existing Bus Stop
B 4221
Bramblewick
PO
LB
Olives Orchard
Vine Cottage
The Old Post Office
Existing layby to be formalised behind new visibility splay
New dropped crossing with tactile paving
New site access to be in acc with highways engineer drg 16251-10. 2.4 x 143m to west and 2.4 x 120m to east visibility splays
New native/indigenous hedgerow in a double staggered row planted 1 metre behind new visibility splays
Proposed bus stop to standard LA clearway specification equidistant to and between existing bus stops
Existing boundary hedgerows to be retained
uvstone
226050N
Finlandia
New timber five bar field gate provided and fixed in open position
Existing boundary hedgerows to be retained
Existing overhead electricity cables to be undergrounded and diverted through development
New SuDs feature to be located within proposed open space/green wedge
Existing PROW LTR 18 to be permeable surfaced with "no-dig" construction technique - detail to be supplied by Arboricultural Consultant. Kissing Gate to be
UA Bdy
Def
BP
LOVERS WALK
Mayfield
Ferndale
New 2m wide surfaced permeable pedestrian footpath link to Lovers Walk with Kissing Gate located at junction with Lovers Walk
New 2m wide surfaced permeable pedestrian footpath link to existing PROW LTR 18
225950N



CONTACT

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