

STRATEGIC LAND

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Land at Allensmore, Herefordshire

Site Area: Approximately 7.14 acres (2.89 Ha)



Subject Site

Retained Land

A465

Plan is for indicative use only

Strategic Land at Allensmore



LOCATION (Postcode: HR2 9BU)

The site is located in the Herefordshire village of Allensmore, some 4 miles south-west of Hereford. The site lies to the east of the A465 which runs from Abergavenny to Hereford as the main thoroughfare to Wales.

Transport links to the village are good, with direct access to Hereford to the north-east, which offers an extensive range of services, schools, hospital and a train station. Local amenities are available in the neighbouring villages of Clehonger and Kingstone, offering primary schools, a high school, village shop and doctor's surgery.

DESCRIPTION

The site comprises approximately 7.14 acres (2.89 hectares) of agricultural land lying adjacent to the A465 on the western edge of the village. The site is bound to the north by a lane running between the A465 and Church Road, highway verge land to the west, residential gardens to the east and a small copse to the south delineating the stream which runs along the southern boundary.

The site is easily accessible by road, with vehicular access provided via established gated entrances to the north eastern corner of the site and to the south west corner of the site.

The landowner retains an additional 24.72 acres to the south of the subject site, illustrated as 'Retained Land' and shaded in Blue on the front page. This land is also available for promotion.

PLANNING

The subject site is situated within the planning jurisdiction of Herefordshire Council.

The village of Allensmore is categorised as an RA2 Settlement where proportionate housing is appropriate (14% of existing stock). Allensmore's Neighbourhood Development Plan (NDP) was recently adopted (June 2021), which prescribes a settlement boundary and future housing allocations. Herefordshire Council are currently contesting that they have a 6.9 year supply (as of July 2021), which is being tested due to the lack of commitments being built out.

The site was reviewed by Herefordshire Council as part of the Strategic Housing Land Availability Assessment (SHLAA- 2019). The review concluded the site has prospects for residential development.

Herefordshire Council are currently seeking sites for their Preferred Options Consultation which is due later this year. Representations have been submitted for both parcels of land.

TERMS

The site is available for promotion via an Option or Promotion agreement, and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees

All offers should be received by **Noon on Friday 5th August** via email to: harry.breakwell@brutonknowles.co.uk

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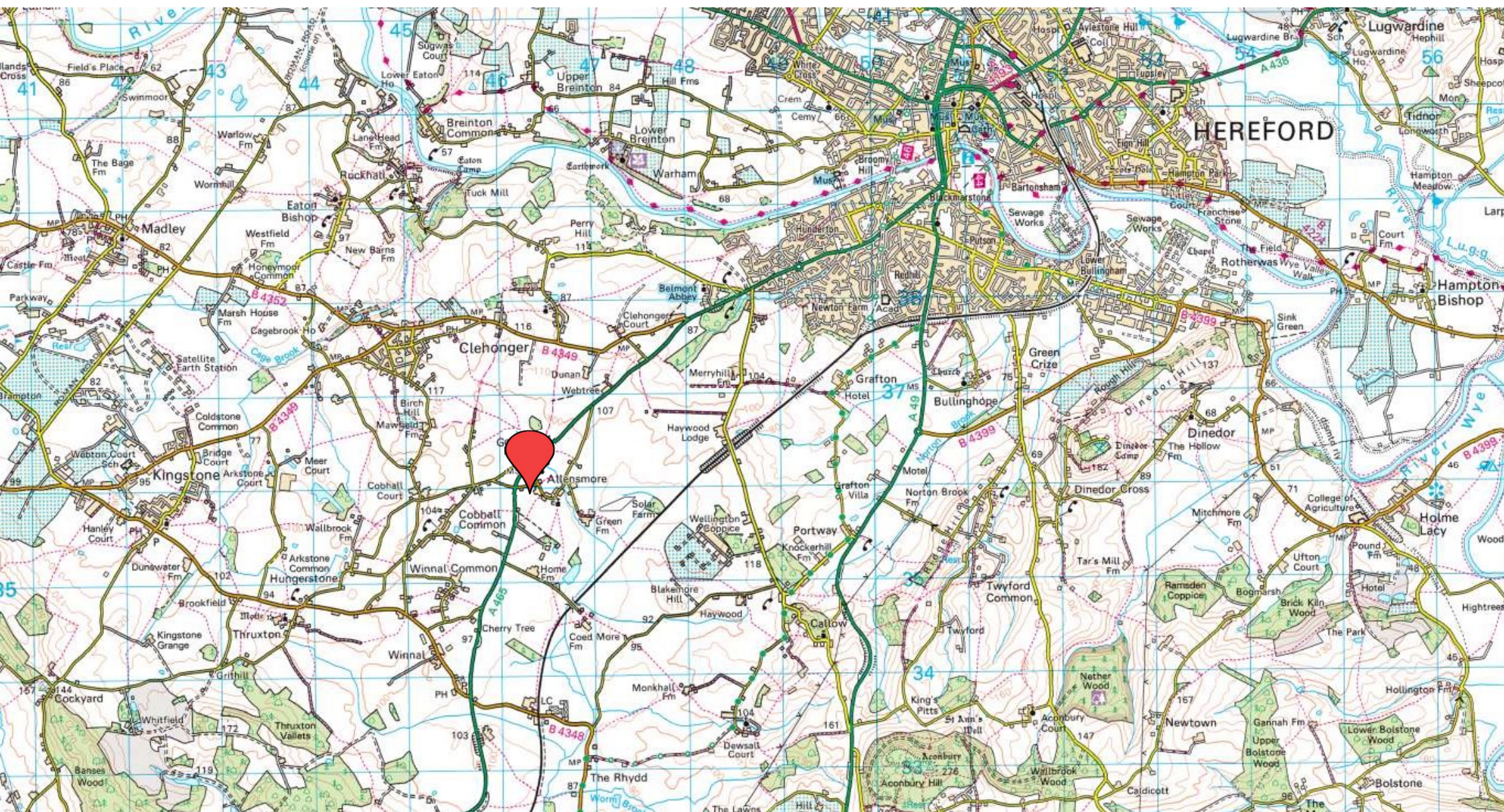
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

JULY 2022

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.



CONTACT

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