

# RESIDENTIAL DEVELOPMENT LAND

## Weston-under-Penyard, Herefordshire

Land east of Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7PF

Lapsed Outline Planning Permission for 37 Dwellings within 10.62 Acres (4.3 Hectares)



# Land at Weston-under-Penyard, Herefordshire

## LOCATION

The site is located at the eastern end of Weston-under-Penyard. The village benefits from a good level of amenity to support sustainable growth, including a primary school, public house, hotel and village hall. The market town of Ross-on-Wye provides further amenity to include secondary education, retail and healthcare facilities. The site is well positioned off the A40, with the M50 approximately 3 miles distant. The village is served by regular bus services to Ross-on-Wye and Gloucester as well as the Forest of Dean, with existing stops located in the south west corner of the subject land.

Vehicular access is provided by an agricultural gated entrance directly off the A40 towards the south east corner of the site. Postcode to the site is HR9 7PF.

## DESCRIPTION

The site comprises a broadly rectangular shaped parcel of agricultural land, which slopes gradually from the road to the north and extends to approximately 10.26 acres. The northern and eastern boundaries are delineated by existing hedgerows, with an unclassified road bordering to the east. The southern boundary is defined by an intermittent hedgerow abutting the A40. The site also contains a small pond and a mature oak tree which is subject to a Tree Preservation Order (TPO) in the south east corner.

To the south of the subject site lies a recently completed MF Freeman Homes residential development for a total of 35 dwellings known as 'Ariconium Place'.

## PLANNING

The Local Planning Authority is Herefordshire Council.

**As set out in the Weston under Penyard Neighbourhood Plan 2011-2031 (2016), the site is allocated for upto 37 dwellings under site reference WNP08.**

**In accordance with this housing allocation, an** outline planning application for the erection of 37 dwellings (with all matters except access reserved) was subsequently approved on 14<sup>th</sup> December 2016, under reference **P143842/O**.

## PROPOSED SCHEME

The Illustrative Site Layout Plan ref: MF/14/GRWUP/003A provides an amended site layout for 37 units, up to which 13 are affordable with 24 market dwellings. All matters were reserved except access. The proposed vehicular access to the scheme was to be gained directly off the A40 via the creation of a new access point located along the site's frontage.

A large area shown as open space is to be retained free of development due to the archaeological finds of significance that will need to be retained in situ, without disturbance.

## DATA ROOM

There are a number of technical reports within the data room to assist.

## SECTION 106

In accordance with application reference **P143842/O**, a S.106 was agreed on 11<sup>th</sup> December 2016. A copy of the agreement can be found within the data room. As the consent was not implemented a new S.106 will need to be renegotiated, a part of a revised application.

## VAT

VAT will **not** be chargeable on the purchase price.

## TERMS

The site is offered For Sale by Informal Tender. Conditional and Unconditional Offers are invited. Tenders should be submitted to Scott Winnard by email: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

**Completion is to be delayed until post 8<sup>th</sup> September 2022.**

Bids should be in accordance with the 'Financial Proposal Form' within the data room and be received by Bruton Knowles prior to **Noon Thursday 2<sup>nd</sup> September 2021.**

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. An undertaking of £20,000 + VAT for the landowner's professional costs will be required.

## VIEWING & FURTHER INFORMATION

The site can be viewed, by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [jack.moulds@brutonknowles.co.uk](mailto:jack.moulds@brutonknowles.co.uk)

**SUBJECT TO CONTRACT JULY 2021**



## CONTACT

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

Scott Winnard MRICS FAAV  
07808 904492  
[scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

Jack Mouldsdales BSc (Hons)  
07395 887390  
[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)



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