



**CAWDOR GARDENS, CAWDOR ARCH ROAD, CAWDOR,
ROSS ON WYE, HR9 7DJ**

FOR SALE - RESIDENTIAL DEVELOPMENT SITE

Offers In Region Of £1,000,000

- Residential Development Site extending to 1.8 ha (4.4 acres) approx.
- Greenfield site with recently expired Planning Permission for 32 Houses
- Within walking distance of centre of Ross on Wye
- Situated close to M50 in Area of Outstanding Natural Beauty

Chartered Surveyors and Commercial Property Agents

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preece

LOCATION

The greenfield site is situated close to the market town of Ross on Wye which has a population of approximately 10,000 with excellent recreational, educational and shopping facilities and is surrounded by beautiful countryside in an Area of Outstanding Natural Beauty close to the River Wye and many tourist attractions. The busy market town is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours distant.

DESCRIPTION

The sloping site is owned by a Local Housing Charity which will be retaining the Almshouses situated to the north eastern corner of the site. It is currently accessed beneath a redundant railway arch for which the Trustees have acquired the right to remove.

Full planning permission was obtained for the erection of 32 Houses:

Open Market Houses:

- 1 x 4-bedroom houses (110 sq m - 140 sq m)
- 10 x 3-bedroom houses (95 sq m - 110 sq m)
- 8 x 2-bedroom houses (75 sq m - 85 sq m)

Affordable Houses:

- 6 x 3-bedroom houses (85 sq m)
- 7 x 2-bedroom houses (65 sq m - 75 sq m)

Plans are available to download from Herefordshire Council's website:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182617&search-term=cawdor%20gardens,%20ross%20on%20wye

Conditions needed to be satisfied by July 2023.

CONTRIBUTIONS

The 106 Agreement included contributions totalling £166,301 towards:

Offers will be considered subject to planning.

SERVICES Mains water and electricity are connected to the existing Almshouses on site, however, enquiries regarding water, electrical and sewage connections should be made direct to the relevant Authorities. Welsh Water had committed to supplying previous permission but enquiries should be made as the infrastructure requires an up-grade.

VIEWINGS Interested parties should contact Jonathan Preece on 07976 235670 before visiting the site.



MISPRESENTATION ACT

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