

POTENTIAL RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY AT LAND NORTH AND WEST OF MILL ROAD AND SOUTHEAST OF BROOKSIDE, CANON PYON, HEREFORDSHIRE, HR4 8NY

Expressions of Interest are Invited subject to Planning Permission

Development opportunity at land north and west of Mill Road and southeast of Brookside, Canon Pyon, Herefordshire, HR4 8NY

The site comprises some 2.50 acres (1.06 hectares) (excluding the green infrastructure, pond and biodiversity area as indicated on the illustrative drawings attached) of agricultural land at Canon Pyon.

johnamos
& Co

A Bruton Knowles LLP Company

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INTRODUCTION

John Amos & Co are delighted to have been asked to invite Expressions of Interest for this attractive potential residential development site in the settlement of Canon Pyon, Herefordshire.

Excluding the illustrative green infrastructure, pond and biodiversity area, the site extends to some 2.50 acres / 1.06 hectares and fronts onto the unclassified Mill Road. Excluding the green infrastructure, pond and biodiversity area, the site lies within the Canon Pyon Settlement Boundary (PG3) and is designated as an allocated housing site in the current Canon Pyon Neighbourhood Plan (site D).

Canon Pyon comprises the largest of the group of settlements within the Pyons Group Parish with an estimated housing stock of 157 dwellings. Canon Pyon has good road access via the A4110 and is located 7.3 miles (18 minutes) north of Hereford.

Village amenities include a shop and post office, a village hall and a playing field with facilities for football, cricket and tennis, a BMX track and a children's play area. A daily bus service is available from Canon Pyon to Hereford.

PLANNING

The site lies within the Canon Pyon Settlement Boundary (Policy PG3). The site is allocated as a proposed housing site (site D) within the Canon Pyon Neighbourhood Development Plan. Canon Pyon is listed as a settlement which will be the main focus of proportionate housing development (Core Strategy Policy RA2 fig 4.14).

The Vendor had initially sought Pre-Planning Application Advice on a scheme for 30 dwellings based on a high sustainability / eco-design concept with alignments to maximize sustainable energy generation. Initially, the concept promoted Passivhaus accreditation and lifetime homes standards for residents in the older age demographic. Following receipt of the initial planning advice, the Vendor re-submitted an alternative more conventional layout in response to consultee representations. It is this latter open market layout and concept for which expressions of interest are invited.

PHOSPHATE NEUTRALITY

The site lies within the River Lugg catchment. The river is currently exceeding its limits for phosphates causing unfavourable habitat conditions. Where it can be demonstrated that development is nutrient neutral or would lead to betterment development can proceed.

The Vendor has commissioned a specialist to address this issue (Hydro International September 2020 L0291). The report recommends a package treatment plant followed by a drainage mound.

TECHNICAL INFORMATION PACK

The Vendors have commissioned extensive technical reports and information. Full details of the Request for Pre-Planning Application Advice and the advice received in response from Herefordshire Council and its consultees are contained and found within a Technical Information Pack. A full topographical survey, transport and access feasibility advice, off mains sewer disposal advice and plans and other technical information can also be viewed.

By way of an initial summary:-

1. Specialists conclude that forecasted impacts on the local highway network are acceptable and suitable access and junction visibility splays can be provided.
2. Hydro International conclude that foul flows can be dealt with off mains achieving as a minimum phosphate neutrality.
3. Preliminary consideration has been given to soil porosity and SUDS design. Initial technical agreement has been indicated by the Land Drainage Officer as to an outfall for attenuated SW flows from the site.
4. The road and parking concepts have been subjected to an initial design audit which outlines recommendations.
5. The Council encourage the use of Section 257 TCPA 1990 to facilitate the diversion of Footpath CP19.

Interested parties are invited to view the information and John Amos & Co will provide a Dropbox link for the viewing of all the technical information. Expressions of Interest will be deemed to have taken into account the information supplied.

DRAFT PROPOSAL

Reference is made to the revised illustrative site plan (ref: U004.1.1.102 Rev E). The proposal relates to one which creates a new access junction from the site onto Mill Lane, the creation of necessary vision splays, the construction of internal estate roads and driveways and 28 dwellings to include a proposed area for drainage attenuation features green infrastructure, wellbeing and biodiversity features. Dwellings on the proposal are arranged around two proposed cul-de-sacs and the Vendor will be reserving full rights of access across the newly constructed roads for the benefit of his retained land. The draft development proposal relates to a total of 28 dwellings, 10 of which would be required as affordable homes.

The draft proposal contains an accommodation schedule as follows:-

Plot	Bedrooms	GIA
1	3 bed detached	130 sq.m
2	3 bed detached	130 sq.m
3	2 bed semi-detached	82 sq.m
4	2 bed semi-detached	82 sq.m
5	2 bed semi-detached	82 sq.m
6	2 bed semi-detached	82 sq.m
7	3 bed detached	110 sq.m
8	3 bed semi-detached bungalow	90 sq.m
9	3 bed semi-detached bungalow	110 sq.m
10	3 bed detached	110 sq.m
11	3 bed detached	110 sq.m
12	3 bed detached	110 sq.m
13	3 bed detached	110 sq.m
14	3 bed detached	110 sq.m
15	3 bed detached	90 sq.m
16	3 bed semi-detached bungalow	90 sq.m
17	3 bed semi-detached bungalow	90 sq.m
18	3 bed detached	110 sq.m
19	2 bed semi-detached bungalow	60 sq.m
20	2 bed semi-detached bungalow	60 sq.m
21	2 bed semi-detached bungalow	60 sq.m
22	2 bed semi-detached bungalow	60 sq.m
23	2 bed semi-detached bungalow	82 sq.m
24	2 bed semi-detached	82 sq.m
25	2 bed semi-detached	82 sq.m
26	2 bed semi-detached	82 sq.m
27	2 bed semi-detached bungalow	60 sq.m
28	2 bed semi-detached bungalow	60 sq.m

For the purposes of the Vendor's initial development appraisals, the proposal has been assessed on the basis of the following 18 open market homes accommodation mix:-

Nos.	Bedrooms	GIA
2	3 bed detached	130 sq.m
6	3 bed detached	110 sq.m
1	3 bed detached	90 sq.m
4	2 bed semi-detached	82 sq.m
1	3 bed semi-detached bungalow	110 sq.m
2	3 bed semi-detached bungalow	90 sq.m
2	2bed semi-detached bungalow	60 sq.m
18		

Proposals are invited on the basis that proposals outside the Settlement Boundary for a green infrastructure, biodiversity wellbeing area pond feature (going beyond that required for drainage attenuation) and drainage mound are reasonably minimised.

EXPRESSIONS OF INTEREST

Offers are invited for the potential development site, subject to Planning Consent.

Expressions of Interest are invited to be with the Agents by 12 noon on **Wednesday 2nd December 2020.**

It is considered that offers are expected to be based on a conditional contract subject to planning being obtained for a scheme similar to the proposal as described above.

It is very important on your Expression of Interest form that you lay out your proposals, price payable and anticipated timescales and that you detail key conditions.

Once Expressions of Interest have been received, the Vendors will then consider these and may invite you to attend a meeting to discuss your proposals in more detail. Please supply as much additional information as you feel useful to support your Expression of Interest.

All Expressions of Interest should be delivered to:-

Mike Harries LLB (Hons)

John Amos & Co
Lion Court
Broad Street
Leominster HR6 8LE

Marked clearly **“Expression of Interest for Land north and west of Mill Road and southeast of Brookside, Canon Pyon”.**

DIRECTIONS

From Hereford on the A49, take the first exit at the Starting Gate roundabout onto Roman Road and turn right at traffic lights onto the A4110 Canon Pyon road. Continue to follow the A4110 for approximately 6 miles and the site is located on the right hand side.

AGENTS

Mr Mike Harries LLB (Hons)

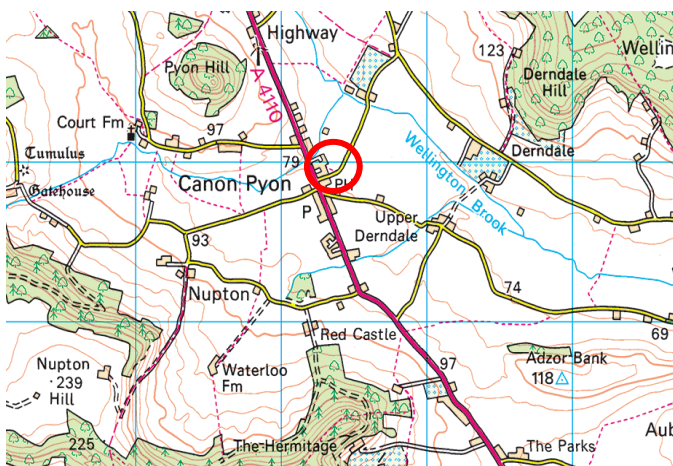
John Amos & Co,
Lion Court, Broad Street, Leominster, HR6 8LE

Tel: 01568 610007

Email: mike@johnamos.co.uk

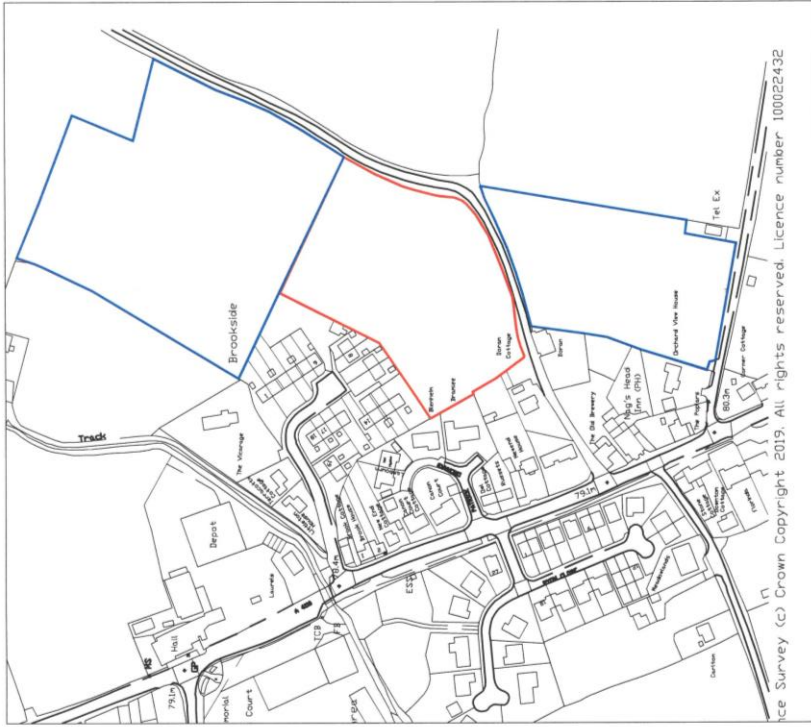
VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.



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Block Plan
Scale 1 : 500



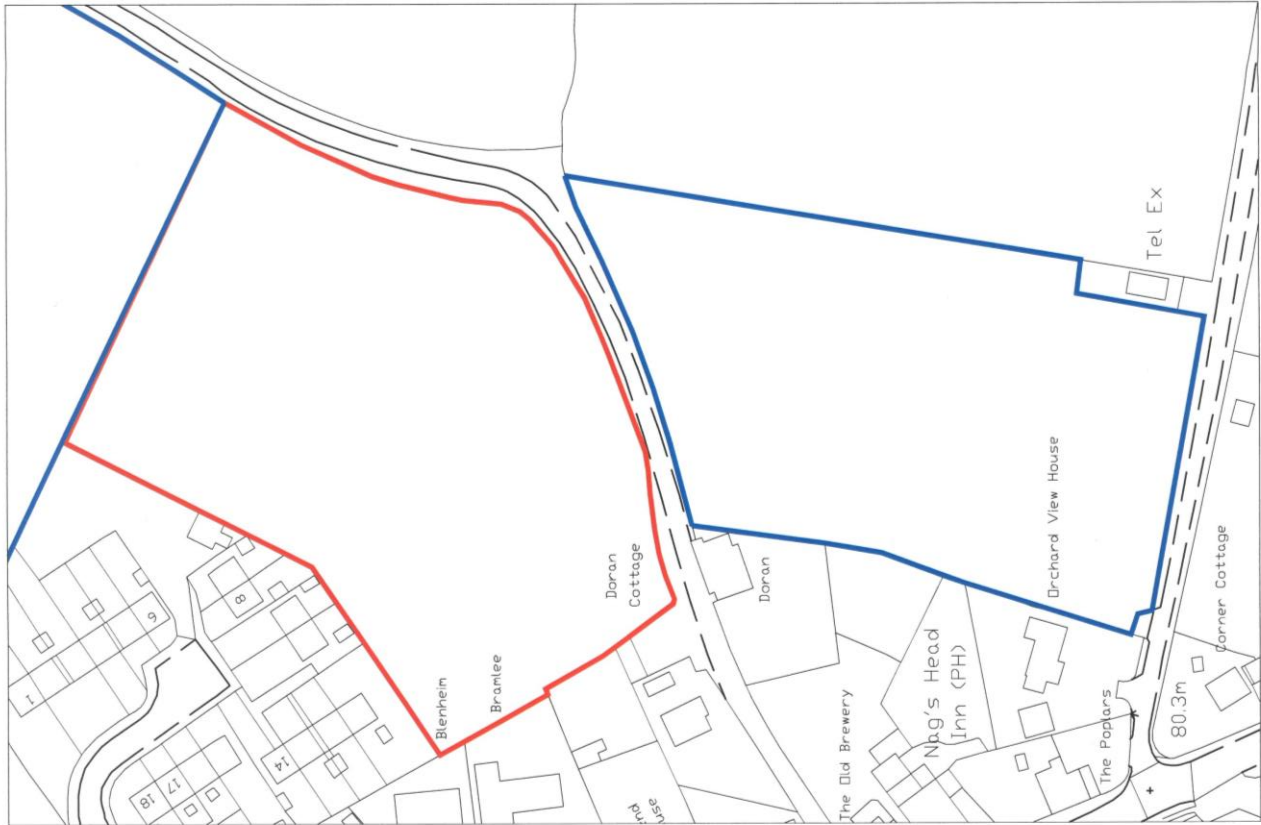
Location Plan
Scale 1 : 1250



- Application site boundary
- Land in applicant's ownership

Project :-	Proposed scheme at Canon Pyon, HR6 8PE
Drawing Status :-	Drawing Title :-
Pre-application	Block Plan and Location P
Scale :- Indicated Drawn :- 21/01/19	Drawn by :- JHB
Drawn by :- JHB	Checked by :- RL
	UPO4.1.1.100

Ref A - Revision to site area - 27.02.19 - 2G



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared OCTOBER 2020.