

Residential Development Plot

Land adjacent to Yew Trees, Wellington, Herefordshire, HR4 8AW

Extending to approximately 0.16 acres with planning permission for a 3-bed dwelling and detached garage



Residential Development Opportunity

Land adjacent to 'Yew Trees', Wellington, Herefordshire, HR4 8AW

INTRODUCTION

- Planning granted for 3-bed bungalow and detached garage
- Extends to approx. 0.16 acres
- Freehold sale by Formal Tender
- Offers invited by Noon on Friday 19th April 2024

LOCATION

The plot is located within Upper Wellington, just south of the rural village of Wellington. It is conveniently located a mile away from the A49, connecting Hereford (4 miles) with Leominster (8 miles) and beyond. Wellington benefits from a range of village amenities including primary school, church, village stores and post office, garden centre and café and sports club.

Hereford is a comfortable 10 minute drive, providing secondary education, shopping, health and leisure facilities. The rural market town of Leominster is a 15 minute drive, and also provides opportunities for eating, shopping and education. Herefordshire offers plenty of good rural walks, pubs within the Wye and Lugg Valley, as well as stunning views over to Mid-Wales and Shropshire.

Hereford provides the nearest rail service and the M50 is some 40-minute drive. There is a local bus service connecting Wellington to Hereford and Leominster.

DESCRIPTION

The site extends to approximately 0.16 acres and forms part of the wider 'Yew Trees' title which is an adjacent bungalow. The boundary is defined by the road 'The Row', Yew Trees and further red-brick bungalows 'Montrose' (north) and 'Touchwood' (east).

The land is currently grass with some tree stumps remaining. The land extends around the rear of Yew Trees with a gated access, currently used for trailer and caravan parking which is to be retained by the Vendor. The plot forms part of the Freehold Title HE33977.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

PLANNING

The plot falls within the planning jurisdiction of Herefordshire Council. The subject site benefits from full planning permission for 1no. unit which was approved (with conditions) in December 2023:

- P192810/F – proposed dwelling with detached garage and vehicle access to The Row (C1109).

The proposed scheme outlines a three-bedroomed bungalow comprising of a brick exterior and slate roof. The plot benefits from a detached garage, and a new access and turning area from 'The Row'.

Phosphate credits have been purchased as part of a Section 106. The purchaser is responsible for discharging all of the conditions relating to the planning consent.

SERVICES

It is understood that mains water and gas are available in the adjacent road and electricity is also available to connect. The drainage proposal states that foul drainage will drain into the public sewer on The Row. Please note we have not conducted any tests as to the availability of services and interested parties are to make their own enquiries in this regard.

VIEWING AND FURTHER INFORMATION

The site can be accessed via a gap in the hedge from the road. Please take a copy of these particulars if you wish to walk the plot.

An Information Pack containing further details on the planning consent has been prepared. Please contact us for access.

DIRECTIONS

When travelling north on the A49 from Hereford, continue for roughly 4 miles and then take the left in Wellington signposted 'Village Centre'. Continue through the village and follow the left-hand bend towards Canon Pyon ignoring the next right turn. The property is some 300 metres along the road on the left, shown with Bruton Knowles sale-board. [what3words - ///earplugs.risks.canny](http://what3words.com/earplugs.risks.canny)

METHOD OF SALE

The Guide Price is £150,000. Offers are invited on an unconditional basis.

The Freehold interest in the site is offered for sale by Formal Tender with Tenders closing at 12 noon on **Friday 19th April 2024**

Tenders are to be delivered to Bruton Knowles Ltd at:-

Easters Court, Leominster, Herefordshire, HR6 0DE and marked "Tender – Land adjacent to Yew Trees, Wellington".

LEGAL INFORMATION

Each party is to incur their own legal fees in this transaction. The Tender forms and legal pack will be available from the Vendor's Agent and Solicitor at least seven days prior to Tenders closing.

Please note that prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the Vendor's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on acceptance of a Tender and the remaining 90% will be payable upon completion.

COMPLETION DATE

The proposed completion date is the 16th May 2024.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

SUBJECT TO CONTRACT – MARCH 2024



FRONT (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



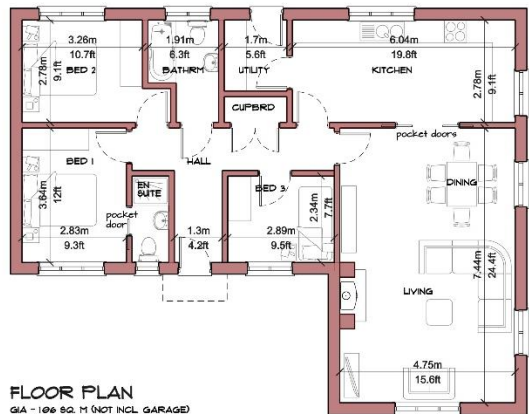
REAR (NORTH) ELEVATION



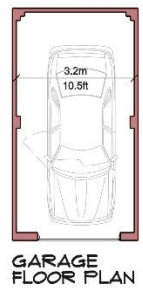
SIDE (WEST) ELEVATION



GARAGE SIDE ELEVATIONS



FLOOR PLAN
G/A - 106 SQ. M (NOT INCL. GARAGE)



GARAGE FLOOR PLAN



A - 18-02-19 - SCHEME REVISED - CE REVISIONS



hookmasonarchitecture

Hook Mason Limited t. 01432 352299
 Studio 2, Thorn Office Centre f. 01432 352272
 Rotherwas, Hereford e. info@hookmason.co.uk
 HR2 6JT w. hookmason.co.uk

MR S DAVIES
 SITE ADJACENT TO YEW TREES
 THE ROW, WELLINGTON
 HR4 8AP

PROPOSED BUNGALOW

SCALE @ A2	DATE	DRAWING NO.
1:100	JULY 18	1315-2A
DO NOT SCALE FROM THIS DRAWING	DRAWN BY CE	CHECKED BY



AGENTS CONTACT

Bruton Knowles
Easters Court,
Leominster,
HR6 ODE

Ben Owen

07719 092907

ben.owen@brutonknowles.co.uk

SOLICITORS CONTACT

Denney King
Office Suite 1
Grange House
Leominster
HR6 0LX

Rebecca Mainwaring

07923 228598

becci@denneyking.co.uk

BK

Bruton Knowles

