

Development Site at Cantilupe Road

Ross-on-Wye

Herefordshire, HR9 7AN

An appealing prime development site with detailed planning permission for six new dwellings and an existing investment property in situ, located in the market town of Ross-on-Wye..

- Excellent town centre location • Easily accessible to M50/M5/M4 • Planning for six new properties •
- Existing investment property with annual income of £19,080 •



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Powells Chartered Surveyors are instructed on behalf of the site owners to offer to the market the freehold interest of this exciting residential development opportunity.

The development site provides for full planning consent for a prime town centre development comprising six new build terraced properties.

Location & Situation

The site is situated in the Market town of Ross-on-Wye, South Herefordshire, in close proximity to excellent road connections, namely the M50 and A40, which provide a direct link to the M5 and M4 respectively. The development site is situated on the North East side of Ross-on-Wye with easy access to the wide range of amenities available in the area.

Description

The development site comprises a compact regular shaped site with access from Cantilupe Road. There will be a new archway entrance constructed as part of the plans will serve the six individual new build dwellings, which are well-configured in a terrace parallel to the street.

The archway will give access to the rear of the properties, parking areas and gardens. The plans also provide provision for the retention of an existing detached investment property 'Waterloo House', which is also accessed via the entrance archway. 'Waterloo House' is currently let out on Assured

Shorthold Tenancies, providing an annual Gross income of £19,080. The total development site area shown on the Architects approved plans extends to approximately 0.31 Acre.

Planning Consent Details

Planning consent was granted on the 6th October 2015 by Herefordshire Council, under Planning Application No. 152966. A copy of the planning consent decision notice with attached planning conditions, along with the approved site and elevation drawings are available from Powells. The planning consent permits for the development of six terraced units, one 4 bedroom, three storey property with flying freehold over part of the entrance archway, two 3 bedroom, three storey properties, one 3 bedroom with flying freehold over the remainder of the entrance archway over two stories and two 2 bedroom two storey dwellings.

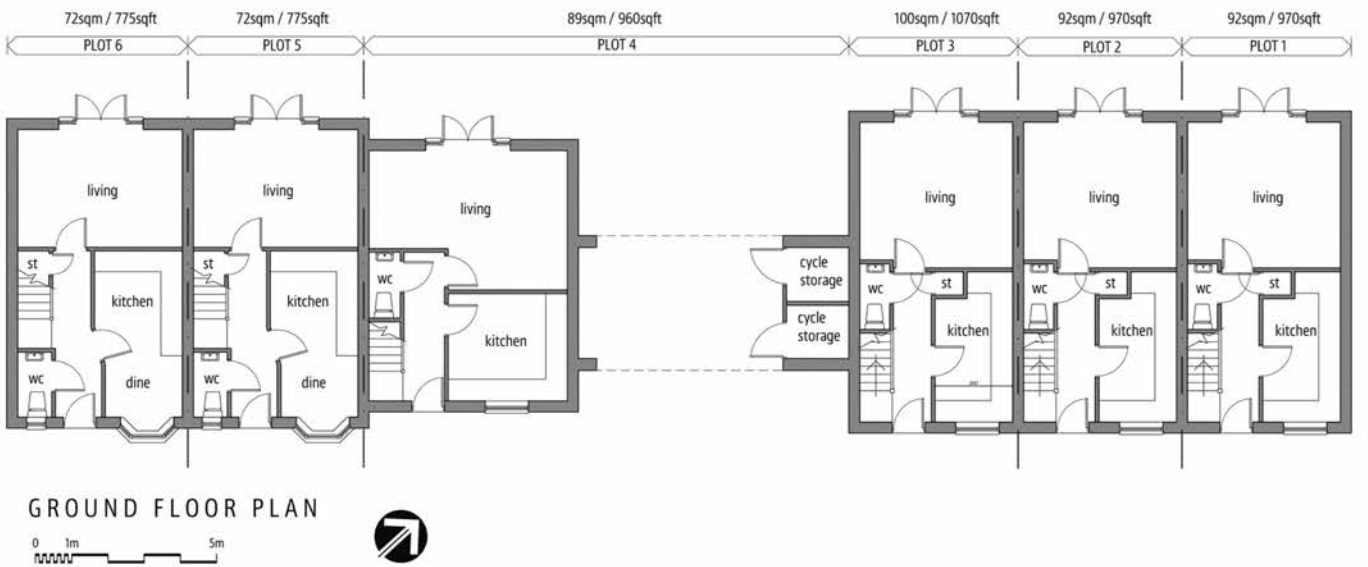
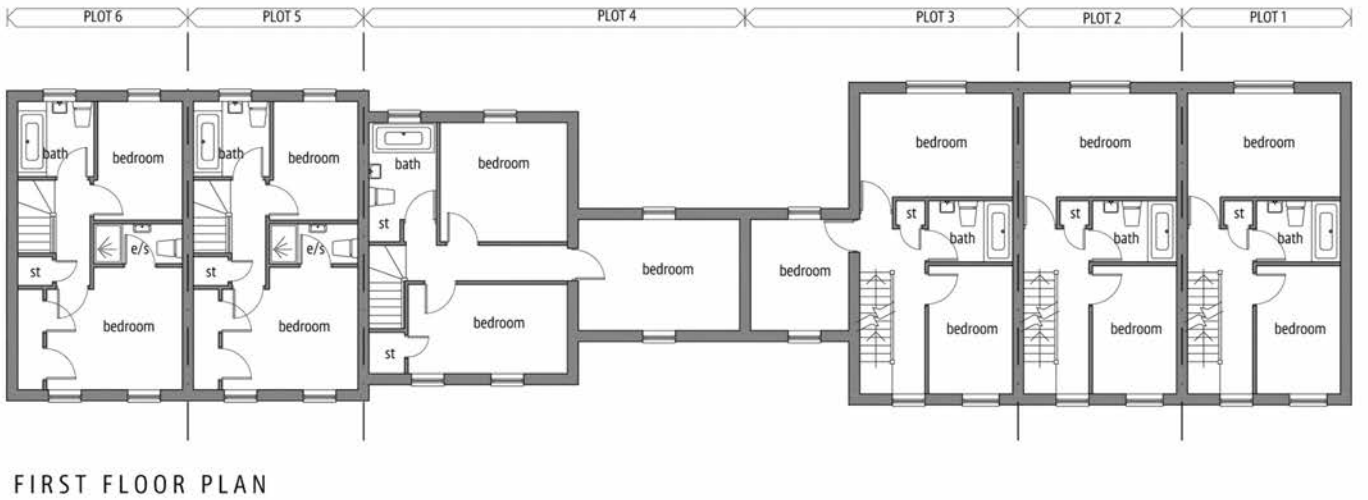
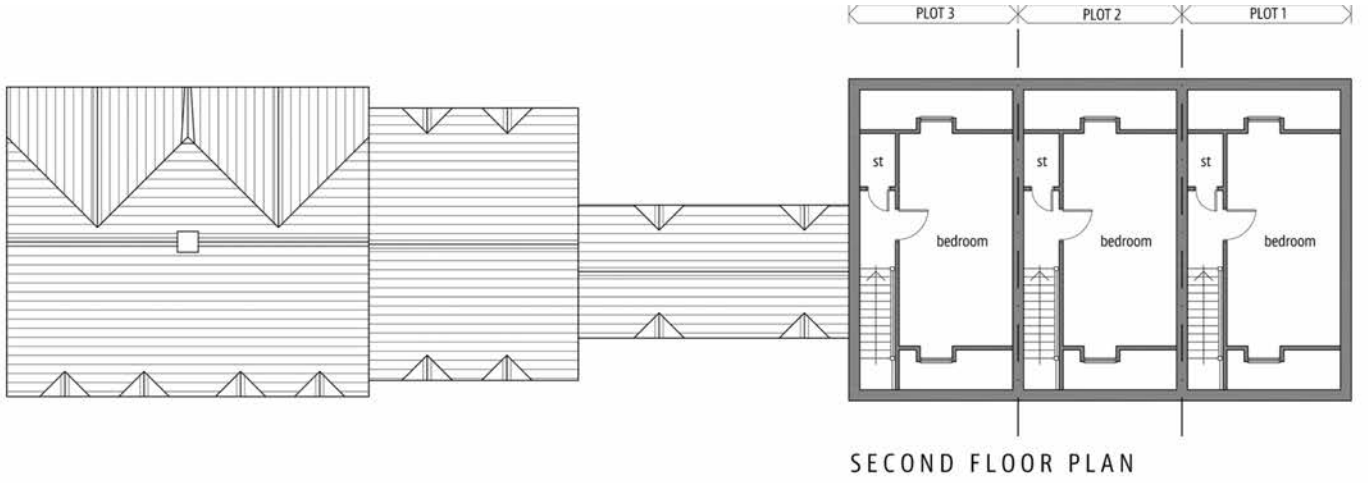
The site layout drawing is recorded as drawing number 448PL01. Plots 1 & 2 are shown on the architects drawing 448PL02 as having a total floor area of 92 sq. m (970 sq. ft), Plot 3 as 100 sq.m (1070 sq. ft), Plot 4 as 89 sq. m (960 sq.ft) and Plots 5 & 6 as 72 sq.m (775 sq. ft).

Services

It is understood that mains services are located adjacent to the site, or available in close proximity nearby. All interested parties are to make and rely on their own enquiries in relation to the availability, and development costs, of connecting to any required services.



Floor Plans



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Tenure

Freehold.

Local Authority

Herefordshire Council. Tel: 01432 260000.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The Property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.



Directions

From the Over Ross Roundabout take the A40 Link Road signposted towards Gloucester. Continue through one roundabout and at the next take the third exit towards Ross-on-Wye. Take an immediate right through Ashburton Industrial Estate and continue along this road until you come to another roundabout. Take the second exit, straight over, to Cantilupe Road. The site will be found on your right hand side as denoted by our Powells For Sale Board.

Viewings

Strictly by appointment with Powells - 01600 714140.



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