



ORCHARD HEIGHTS DEVELOPMENT PLOT 1

BISHOPSWOOD | ROSS-ON-WYE

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A SUPERB RESIDENTIAL BUILDING PLOT IN A PREMIUM DESIRABLE LOCATION WITHIN THE WYE VALLEY SETTLEMENT OF BISHOPSWOOD WITH PLANNING CONSENT FOR A PREMIUM SPACIOUS 4-BEDROOM DETACHED RESIDENCE.

The property is within a short drive of the historic market town of Ross-on-Wye and the A40 offering superb accessibility to the major road networks of the M50/M5.

- Superb residential location within the popular Wye Valley village of Bishopswood •
- Bishopswood is an award winning village with strong community and village hall •
- Excellent connectivity direct to the B4234 and B4229 at Kerne Bridge which connects directly to the A40 •
- Implemented planning consent for a detached premium 4 bedroom residence with integrated garage (one of 3 plots) •
 - Fully approved Percolation Testing and Drainage Plan •
 - Vendor has undertaken Geo-technical Survey, Structural Engineering Reports and has secured planning in perpetuity, as of December 2024 •
- Plot 1 extending in total to approximately 0.7 acres •

DISTANCES

Goodrich 1.9 miles • Coleford 4 miles • Ross-on-Wye 4.4 miles
 Monmouth 7.5 miles • Hereford 18 miles • Gloucester 19 miles
 Bristol 52 miles • London 132 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Bishopswood is well located in the heart of the Wye Valley Area of Outstanding Natural Beauty in South Herefordshire benefitting from a beautiful location within rolling South Herefordshire countryside. The settlements of Bishopswood and Kerne Bridge are well connected and accessible to the town of Ross-on-Wye and the principal border town of Monmouth, equidistant between the cities of Hereford and Gloucester, all of which are highly regarded for their range of local facilities, amenities, employment, and educational establishments. The A40 is just 2.5 miles away at Whitchurch providing a direct connection to the A4137 and the A49, A449, M50 and M5 to the east.

DESCRIPTION

Plot 1 is one of three approved consecutive plots. The development plot forms a natural inclusion to the settlement, with a layout and dwelling design that strongly compliments the existing settlement. The proposed scheme has been carefully designed for a premium development plot, to appeal to the family and professional market. The approved Site Layout Plan is shown being Drawing No. "Proposed Site Plan [K997-020]". Each dwelling benefits from double surface parking space, integral garage and extensive garden curtilage which could be extended subject to negotiation.

A Sale Plan showing the location and plot boundary is on the rear of the Brochure.

The proposed layout of Plot 1 comprises an entrance opening into a central hall which provides access to an integrated garage, a sitting room, and open plan kitchen dining room, a study, a second reception room, a utility and cloakroom. The kitchen/dining room and sitting room will benefit from a glazed wall with bifold doors that open out onto a balcony area, perfect for alfresco dining. From the hallway stairs lead down to the lower ground floor with four double bedrooms, two of which are ensuite and a family bathroom. The dwelling will sit within a plot extending to approximately 0.70 acre.

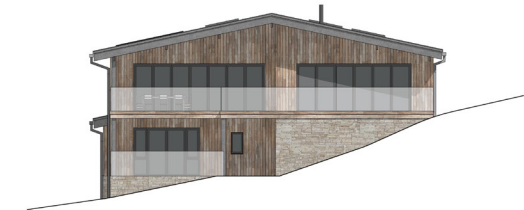
The layout has been designed to provide a spacious 4-bedroom executive family home in a beautiful setting with spectacular views.



UPPER GROUND FLOOR



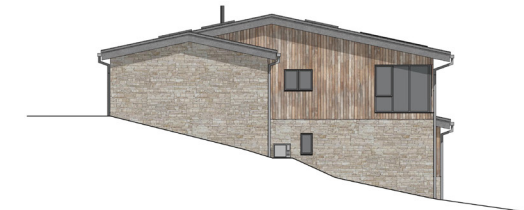
LOWER GROUND FLOOR
gross internal area 299m² + garage 41m² (excludes balcony spaces)



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLANNING INFORMATION

Full planning consent was approved under Planning Application Reference 212222, dated 5th May 2022, for "Proposed 3 no. detached dwellings, with detached garage for existing house and associated works." The original PreApp was positive towards an additional fourth dwelling so there may be opportunity to increase to two dwellings on plot 1 (subject to obtaining the necessary planning consents).

The Vendors have undertaken significant professional works in the form of a Geotechnical Survey Report and Structural/civil engineering report to alleviate any "unknowns" that buyers might have and also to significantly reduce any elapsed time issues in having these works undertaken and approved by any prospective purchasers. Application to Discharge Conditions was submitted on 18th April 2024, under Planning Reference 241032, and approved on 13th May 2024. Site works were undertaken in 2024. The planning permission has now been secured in perpetuity as confirmed by Herefordshire Council in December 2024.

The proposed Elevations & Floorplans are displayed within this Brochure. An online library of all project documentation is available to potential buyers upon request to view from Powells, via the DJD Associates secure portal.

KEY INFORMATION

Services: There are Mains Water and Mains Electricity close by. Foul drainage will be to a package treatment plant. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves, Easements and 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. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements.

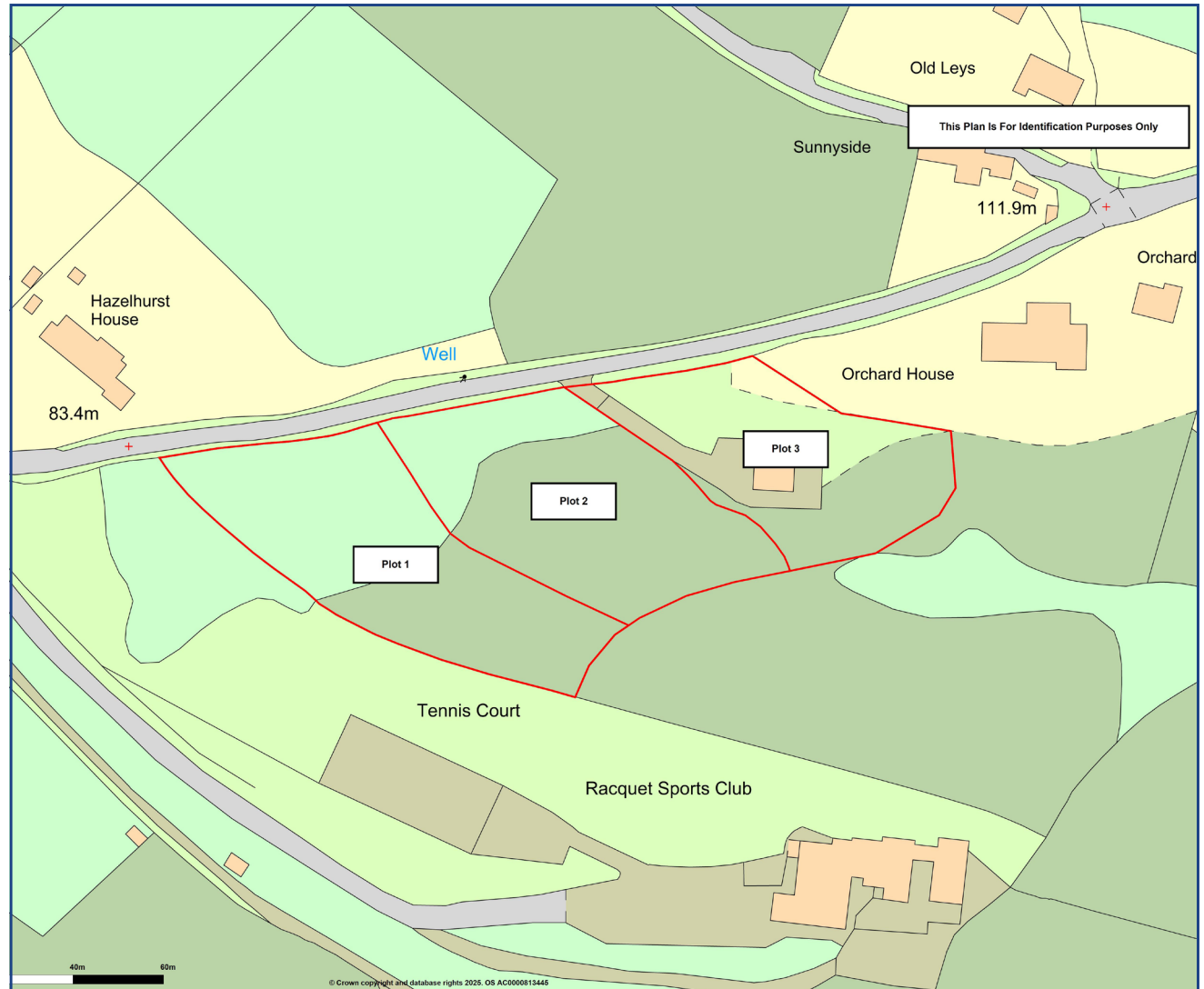
Sale Method: The property is offered for sale by Private Treaty.

Viewings: Strictly by appointment with Powells – 01600 714140

Directions: From the Wilton Roundabout proceed west on the A40 in the direction of Monmouth for 3.2 miles. Take the left exit signposted Goodrich. Proceed on the Goodrich Road for 0.9 miles passing through the village. At the T junction turn left onto the B4229. Continue on the B4229 for half a mile crossing over Kerne Bridge. At the T-junction turn right onto the B4234 in the direction of Coleford. Proceed for 0.2 miles then take the left turn signposted Leys Hill. Continue straight for 0.4 miles and the development site will be on your right just before the property known as Orchard Heights. Please note, the postcode will not take you to the exact address.

WHAT3WORDS

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