



# ORCHARD HEIGHTS DEVELOPMENT PLOT 2

BISHOPSWOOD | ROSS-ON-WYE





## 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.

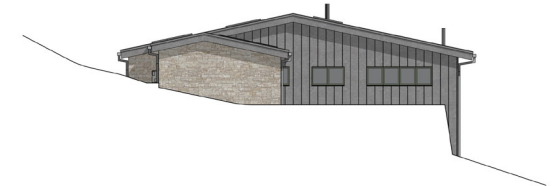
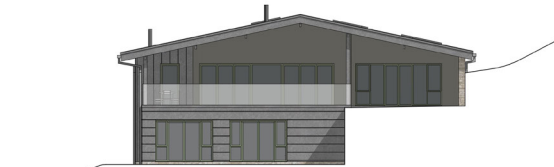
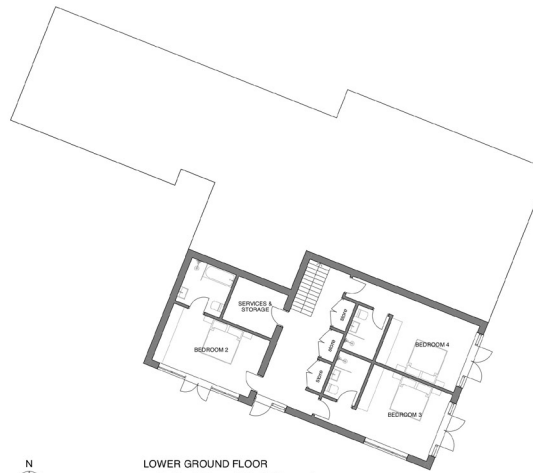
## DESCRIPTION

Plot 2 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 2 comprises an entrance opening into an entrance hallway which provides access to an attached double garage. The central hallway then provides access to a utility, a study, a cloakroom, an open-plan kitchen dining room with pantry, an extensive open plan sitting room with glazed walls and balcony and the first bedroom, a double with ensuite bathroom. From the hallway stairs lead down to the lower ground floor with three double bedrooms, all of which are ensuite and a services/storage room. The dwelling will sit within a plot extending to approximately 0.54 acre.

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



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 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.

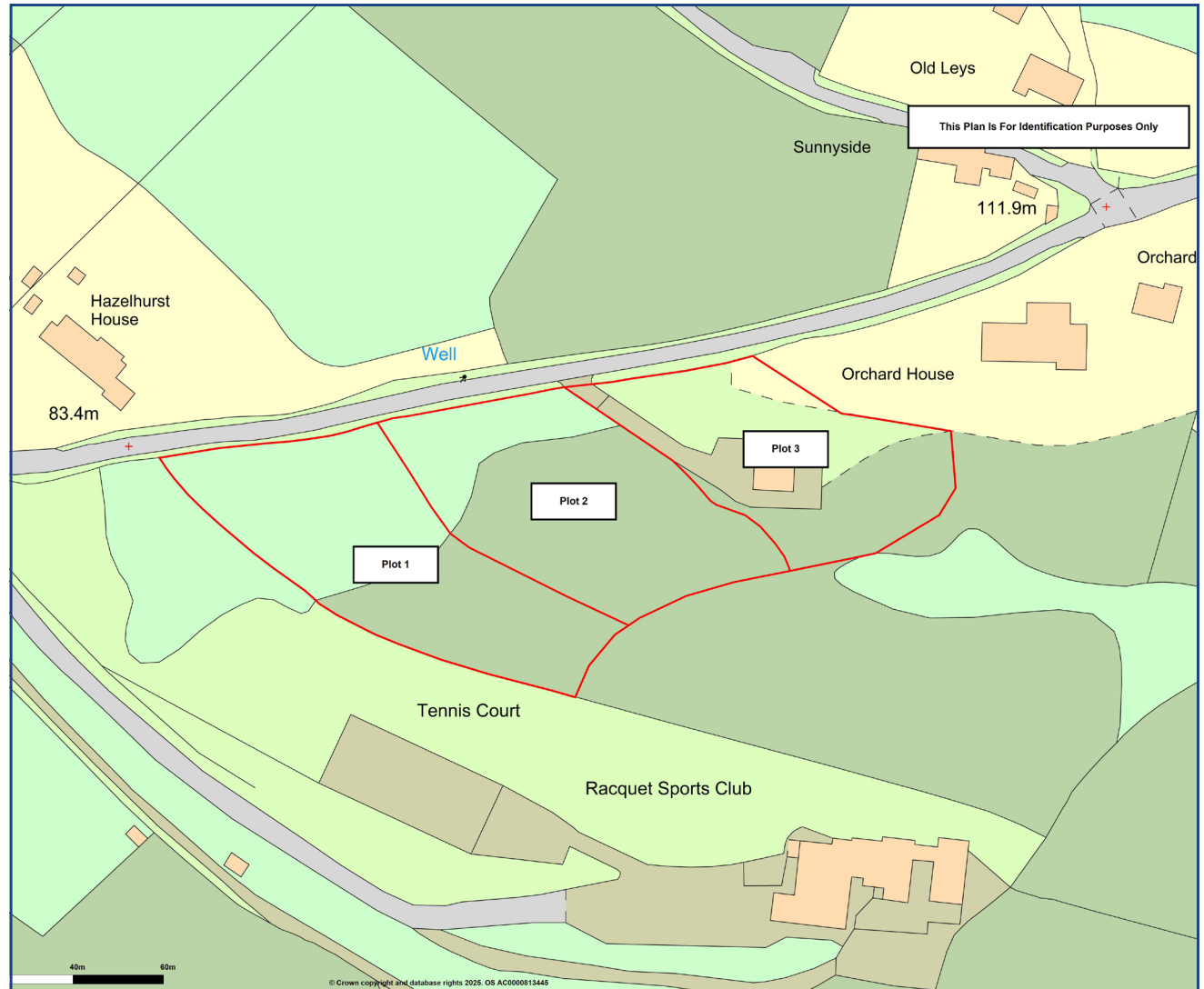
**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars. Any interested parties are to make, and reply upon 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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## IMPORTANT NOTICE

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