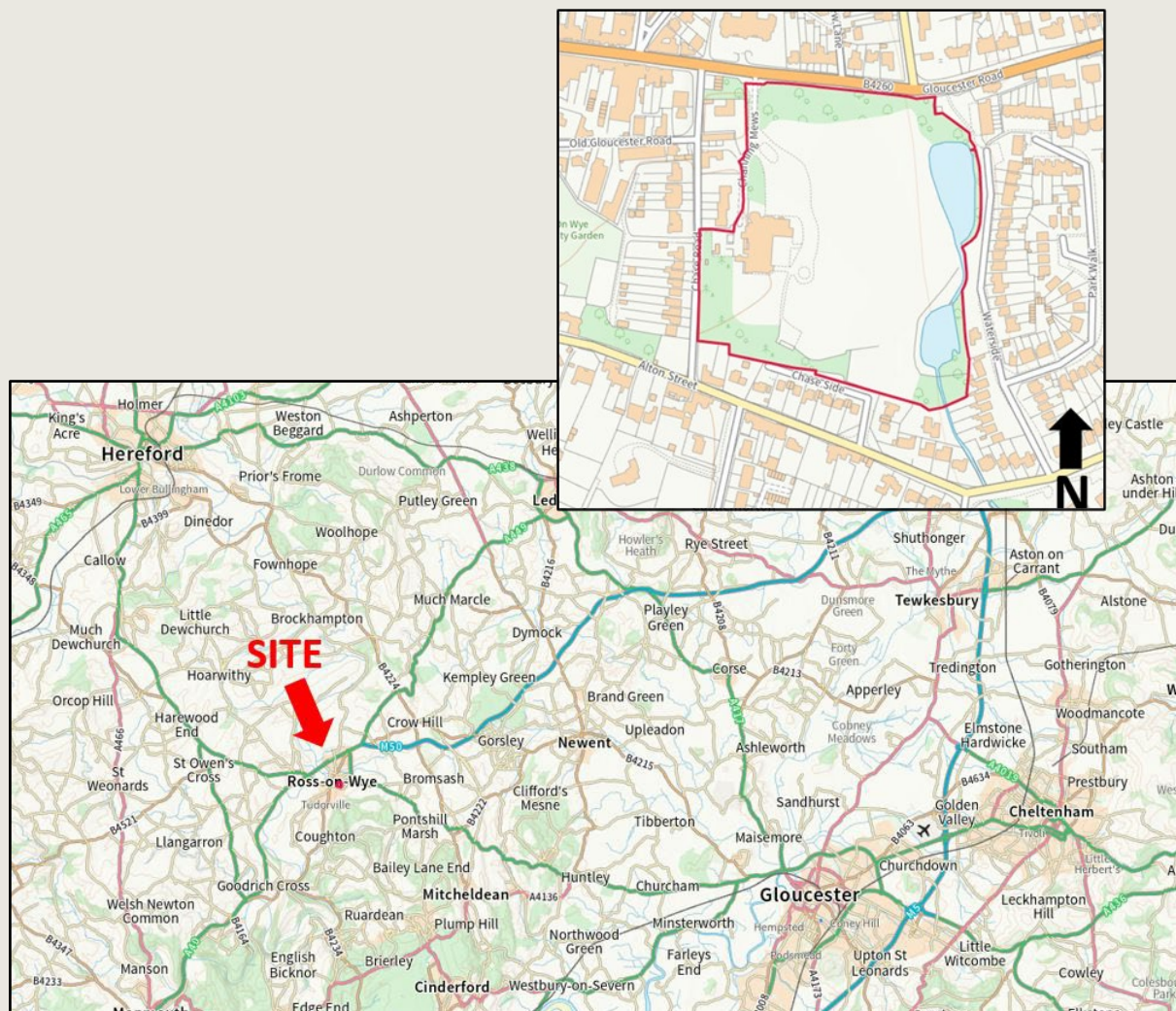


The Chase Hotel, Ross-on-Wye, HR9 5LH

Outstanding development opportunity – 11.81 Acres

The Opportunity

- Exclusive development opportunity within the centre of Ross-on-Wye.
- The site offers potential for residential, care or mixed-use development.
- Situated in 11.81 Acres (4.78 Hectares) of grounds and landscaped gardens.
- Site identified for development in the Ross-on-Wye Neighbourhood Plan.
- Central location boasting a 2/3 minute walk to the town centre and historic market area.
- Offered on an Unconditional and Subject to Planning basis (Subject to Contract).



Location and Description

The site is the former Chase Hotel, Ross-on-Wye, HR9 5LH and is situated in 11.81 Acres (4.78 Hectares) of grounds and landscaped gardens. The property is located centrally in Ross-on-Wye to the immediate east of the Town Centre and to the south of Gloucester Road (B4260). It is accessed directly off Gloucester Road and is bound by Chase Road to the west, Alton Street and Chaseside to the south, Waterside and Park Walk to the east.

The property encompasses a former Georgian house, before it became a hotel in 1927. It has been subject to a number of later additions/extensions and now comprises a significant built footprint with a large car park adjacent. The property ceased trading as a hotel in 2019.

Accommodation

Internally, the property comprises 38 hotel bedrooms, staff accommodation and service areas arranged across the basement, ground, first and second floors. The original residence extends to basement, ground and first floor level with second floor accommodation available in a later southern extension to the original property.

The basement has previously been utilised for storage purposes, including beer, wine and other consumable goods. It is accessed via an internal staircase located within the historic element of the building.

The ground floor space provides a commercial kitchen, staff reception, office, lounge, restaurant, ballroom, conference rooms and other services and storage areas. The ground floor is accessed via the main internal communication areas and comprises a variety of external exits into the wider grounds, rear courtyard and service areas.

The first floor comprises both double, single and shared en-suite hotel bedrooms, ranging in size, office space, further conference facilities, a boardroom and general service and storage areas. These areas are all accessed via the main decorative stair core in the original residence and a variety of secondary staircases throughout the later extensions to the building.

The second floor comprises further double, single and shared en-suite hotel bedrooms ranging in size, an office, stores and circulation areas. This space is accessed via two stair cores within the southern extension of the original building.

Schedule of Accommodation (Approx. GIA)

Description	Area (sq ft)	Area (sq m)
Basement	753	70
Ground Floor	12,572	1,168
First Floor	9,795	910
Second Floor	4,069	378
Total	27,190	2,526

Ross-On-Wye



Ross-on-Wye is the second largest market town in Herefordshire with a population of approximately 11,500. The Ross-on-Wye Housing Market Area (HMA) forms the county's southern part, bordering Gloucestershire and Worcestershire. With a population of 36,015 in mid-2018, it has the second largest population out of the HMA's.

Ross-on-Wye is well connected and located on the A40, which runs through Gloucester to Abergavenny and beyond. The town has good road links to Birmingham and the Midlands via the M50 motorway ('Ross-on-Wye spur' from the M5) and to South Wales via the A40/A449 dual carriageway.

The town serves the south of the county, fulfilling a diverse range of roles as a centre for residential, employment, recreational and cultural services. In addition, it acts as a service centre for the surrounding rural area with connections to the motorway network. It is an important gateway into the county and a tourist destination in its own right. Herefordshire Council has recently approved Economic Development and Investment Plans for the market towns across the county, identifying a range of projects to improve Ross-on-Wye. The Investment Plan states the following vision for the town:

"Our objective is to make Ross-on-Wye an excellent place to live and work, a great destination for visits, holidays and a place where businesses and social enterprises can start, grow, innovate and thrive."

In addition, Ross-on-Wye is located within an Area of Outstanding Natural Beauty and is next to the River Wye. It has a variety of heritage and picturesque buildings within its historic core, including the Market House and The Prospect, which are located a short distance from The Chase Hotel. Ross-on-Wye is well placed to realise and benefit from these characteristics, significantly contributing to the future economic success of the county as a whole. It is an attractive, popular market town and strategically well placed on the road network (A40/ M50).

Planning

The property benefits from an established C1 – Hotel Use and the local planning authority is Herefordshire Council. The Chase Hotel is a non-designated heritage asset and the grounds are included in the Council's register of Historic Parks and Gardens of Local Importance. Also, trees within the site are covered by a Tree Protection Order (TPO). The Environment Agency Flood Risk Map shows the entire site is located within Flood Zone 1 (Land having a less than 1 in 1,000 annual probability of river or sea flooding).

Subject to the necessary consents the property has great redevelopment potential and is identified for development within the Ross-on-Wye Neighbourhood Plan 2020. The Plan defines the nature of development required and potential alternative uses, specifically including residential. Policy 60.1 (The Chase) outlines that development proposal's must appreciate the site's location within the Ross-on-Wye Conservation Area and Wye Valley Area of Outstanding Natural Beauty (AONB). Whilst the site is encompassed within these designations the neighbourhood planning process concluded the following:

Ross-on-Wye Neighbourhood Plan (Adopted 2021)

In winter 2018 the owners of The Chase Hotel notified the Plan Steering Group that the hotel was no longer viable and that they would be closing it and seeking permission to develop housing on part of the site. The owners subsequently set up a consultation about their emerging proposals for housing development.

In the examination and adoption of the Ross-on-Wye Neighbourhood Plan, it was judged that the most viable option and appropriate way forward in planning terms for the site was to include a section, which supports housing development on the site.

The Plan identifies that planning applications and proposals for development are to be supported by specific technical evidence, including heritage, landscape and ecological assessments, amongst other things. Therefore, redevelopment of the site for housing and other uses is supported in principle, subject to planning design and technical considerations. Being a non-designated heritage asset, consideration should be given to an enabling development justification for returning the historical elements into a state of good repair and economic use.



Ross-on-Wye Neighbourhood Development Plan 2019 - 2031

Submission Version
with Appendices 2019



Planning Continued



The current owners have instructed elements of this required information to inform pre-application discussions regarding the site's development, including the redevelopment of the existing hotel and additional residential development within the grounds. These documents include Arboricultural, Ecological, Landscape, Heritage and Asbestos Assessments and Reports. Prospective purchasers will be provided with the pre-application submission and response, but are advised to undertake their own investigations as to planning prospects and development potential. In addition to the above, the site benefits from planning permission for nine apartments adjacent to the existing hotel granted by Herefordshire Council in 2006.

Reference: DS062310/F - Erection of 9 apartments and associated parking (shown in adjacent site plan).

The following Certificate of Lawfulness concluded the implementation of this consent, which is detailed below.

Reference: S120711/U - Certificate of Lawfulness of Existing Development to confirm planning permission DCSE2006/2206/F for 9 dwellings has been implemented and that it is lawful to complete the development.

Vacant Building Credit

Consideration should be given to applying Vacant Building Credit (VBC), due to the amount of development existing on-site. The application of this credit may reduce the requirement for on-site affordable housing significantly. Paragraph 64 of the National Planning Policy Framework sets out that any affordable housing contributions should be offset against any vacant buildings that are to be converted or redeveloped by applying VBC. The VBC application is set out in paragraph 63 of the National Planning Policy Framework. The ability to apply this to a later planning application depends on the condition of the property, the period of non-use, whether there is an intervening use and any evidence regarding the owner's intention. Prospective purchasers are advised to undertake their own investigations in this respect.

Development Options



The site offers a range of potential development opportunities, due to the identification of the site for development in the Ross-on-Wye Neighbourhood Plan, existing planning permission and the property's characteristics, including the extensive volume of existing development, large parking area, grounds and relatively low existing site coverage. Subject to the necessary consents, alternative uses include:

Residential development – The main house and grounds could deliver a scheme of houses and flats with a mix of conversion and new build.

Care and retirement living – Care village and retirement uses could be incorporated into any new build or conversion scheme.

Owner occupiers – The existing building and development opportunities could provide a niche opportunity for a private individual to create a single-family house with extensive grounds. The property boasts a central location with access to Ross-on-Wye's cultural and service centre, as well as the economic hubs of Birmingham, Bristol and Swindon.

Other Uses -There is also potential for other commercial, conference, educational, institutional, leisure and training uses at the site.

The design of the development and chosen use of the site will be expected to demonstrate high-quality place-making in terms of appearance, function, conservation of locally designated heritage assets, sustainability and maintaining green infrastructure.

Further Information

Data Room

Further information including planning information, surveys, title and floor plans is available via a dedicated Data Room site, a link to which can be made available upon request.

Viewings

Viewings are strictly by appointment only with the sole agent Knight Frank. Please contact us for set viewing slots offered to interested parties. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

VAT

The hotel ownership is elected for VAT, which will be applicable to the sale of the Property. The remaining surrounding land is not elected for VAT.

Legal Fees

Each party to be responsible for their own legal costs.

EPC

Available upon request.

Tenure

The property is being sold Freehold with vacant possession and full title details can be found in the Data Room.

Services

We understand that all mains services are available in close proximity to the site. We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

Method of Sale

The freehold interest of the property is offered for sale by informal tender with offers sought on either an unconditional or conditional basis.

A bidding proforma for completion and submission with all offers is provided in the Data Room. The deadline for offers is midday Thursday 10th November 2022 by email or post to Will Dale or Nick More, Knight Frank, details below.



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