

RESIDENTIAL DEVELOPMENT LAND

johnamos
& CO LTD

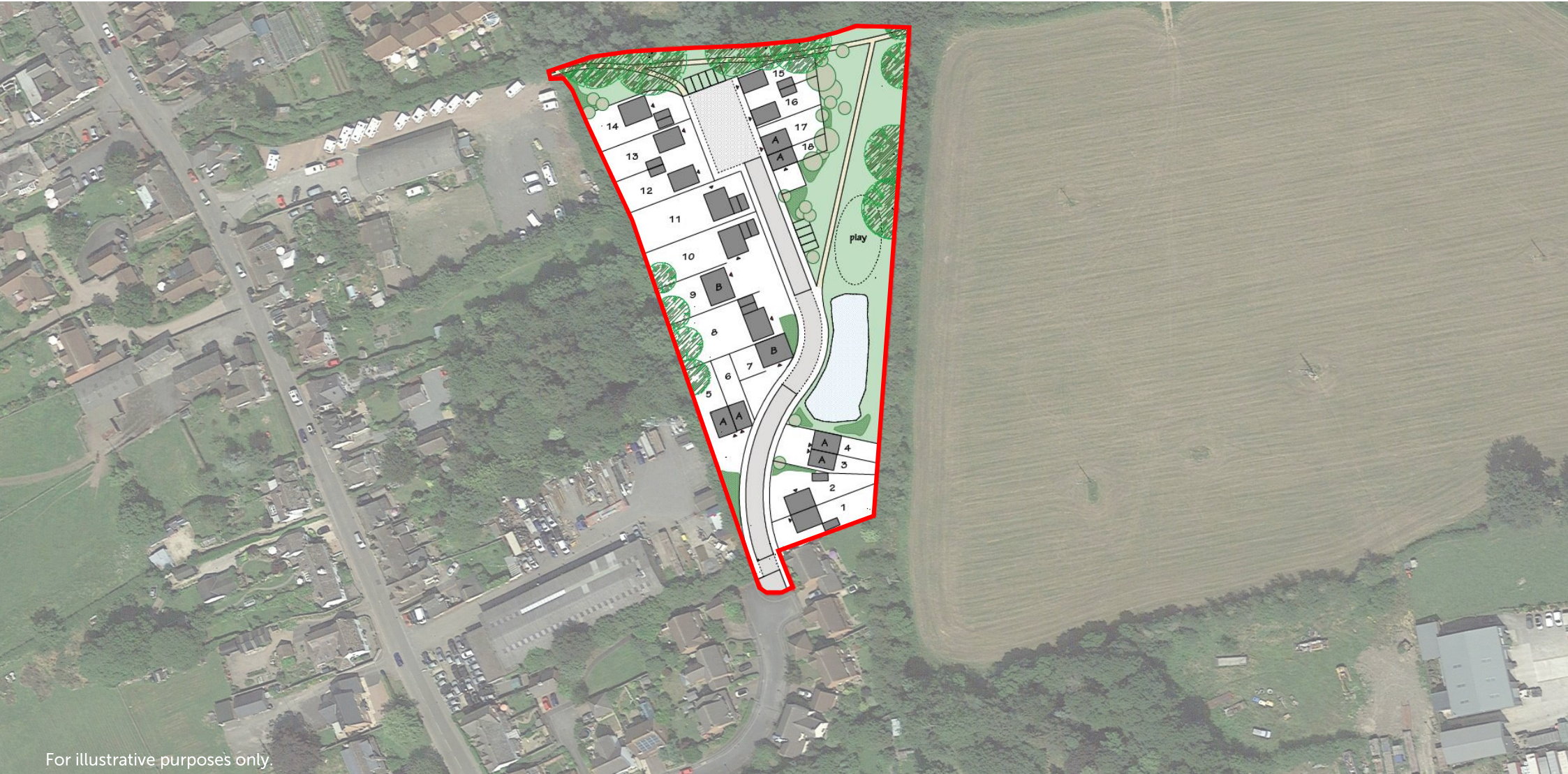
BK Bruton
Knowles

est.1862

Eardisley, Herefordshire

Land off Millstream Gardens, east of Church Road, Eardisley, Herefordshire, HR3 6NR

Outline Planning Permission for up to 18 Dwellings within 2.92 Acres (1.18 Hectares)



For illustrative purposes only.

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BK CODE 5434

Land off Millstream Gardens, Eardisley, Herefordshire

LOCATION

Eardisley is a village and civil parish in Herefordshire about 4.5 miles south of the centre of Kington. Eardisley is in the Wye valley in the northwest of the county, close to the border with Wales. The land is located to the east of the A4111 Church Road off a cul-de-sac called Millstream Gardens. Eardisley benefits from a parish church, pub, primary school, village hall, village shop, post office and regular bus services.

DESCRIPTION

The site comprises an irregularly shaped parcel of agricultural pasture accessed via an established gateway off Millstream Gardens. Millstream Gardens was constructed in 2000 and comprises circa 10 houses. We believe that the road is a publicly adopted highway maintainable by Herefordshire Council. The access land in front of No.11 is registered to the vendors and included in the sale area. The land is broadly level and is bound by mature hedgerows to the north, east and west. There are several mature trees to the boundaries. The development site lies between two existing watercourses, a brook running directly along its northern boundary and a one just south of the site within Millstream Gardens. The development site is located outside of flood zones 2 and 3. The land is dissected by two public footpaths (PROW EE13 and PROW EE12). One running alongside the northern boundary and the other diagonally from the field gateway to the north-eastern corner.

- Up to 18 Residential Units
- 2.92 Acres (1.18 Hectares)
- Attractive greenfield location

PLANNING

The Local Planning Authority is Herefordshire Council. The site is allocated under policy H4c in the Eardisley Neighbourhood Plan 2011-2031. The site has recently been granted Outline Planning Permission subject to Unilateral Undertaking under P193762/O – 'Outline planning application for a development of up to 18 dwellings (6 affordable homes), associated open space, landscaping and infrastructure, including access road and surface water balancing pond'. The application was subject to an appeal for non-determination and allowed on 2nd December 2021 under Appeal Reference: APP/W1850/W/20/3262388. The appeal decision sets out proposed planning conditions.

PROPOSED SCHEME

The Illustrative Masterplan provides for a residential development scheme of up to 18 residential dwellings with access off Millstream Gardens and a cul-de-sac design with attenuation basin to the east, an area of public open space, play area and associated landscaping. The layout plan is purely indicative at this stage but indicates a mix of unit types. The layout incorporates the existing footpaths and to the north, an area of public parking, plus a shared permeable surface vehicle turning area is provided. The scheme provides for up to 18 residential dwellings of which 6 are affordable (35%). The indicative drainage strategy indicates that the scheme may require a pump station, depending on the outfall location.

UNILATERAL UNDERTAKING

The consent is subject to a signed Unilateral Undertaking dated 21 April 2021 which provides for the following obligations (all index-linked):

- Education Contribution - £1,809 per 2 bedroom Open Market Unit (Flat/Apartment), £2,951 per 2 or 3 bedroom Open Market Unit (House) and £4,951 per 4 bedroom Open Market Unit.
- Healthcare Contribution - £11,999.61
- Recycling Contribution - £80 per Dwelling
- Transport Contribution - £5,000

We do not believe that the subject scheme will attract CIL as at the date of the marketing brochure.

SERVICES

We believe that all mains services are available within either Church Road or Millstream Gardens. Prospective purchasers are advised to undertake their own investigations as to service connection locations, costs and capacities. Please see the information pack for further information.

VAT

VAT will not be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Both Conditional and Unconditional offers will be considered. Tenders should be submitted to John Amos to be delivered by hand or post by noon to John Amos and Co, Lion Court, Broad Street, Leominster, Herefordshire HR6 8LE.

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles/John Amos prior to **Noon Wednesday 30th March 2022**.

GUIDE PRICE

The guide price is £800,000. All offers are invited.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. Each party is to incur their own legal fees in this transaction.

VIEWING & FURTHER INFORMATION

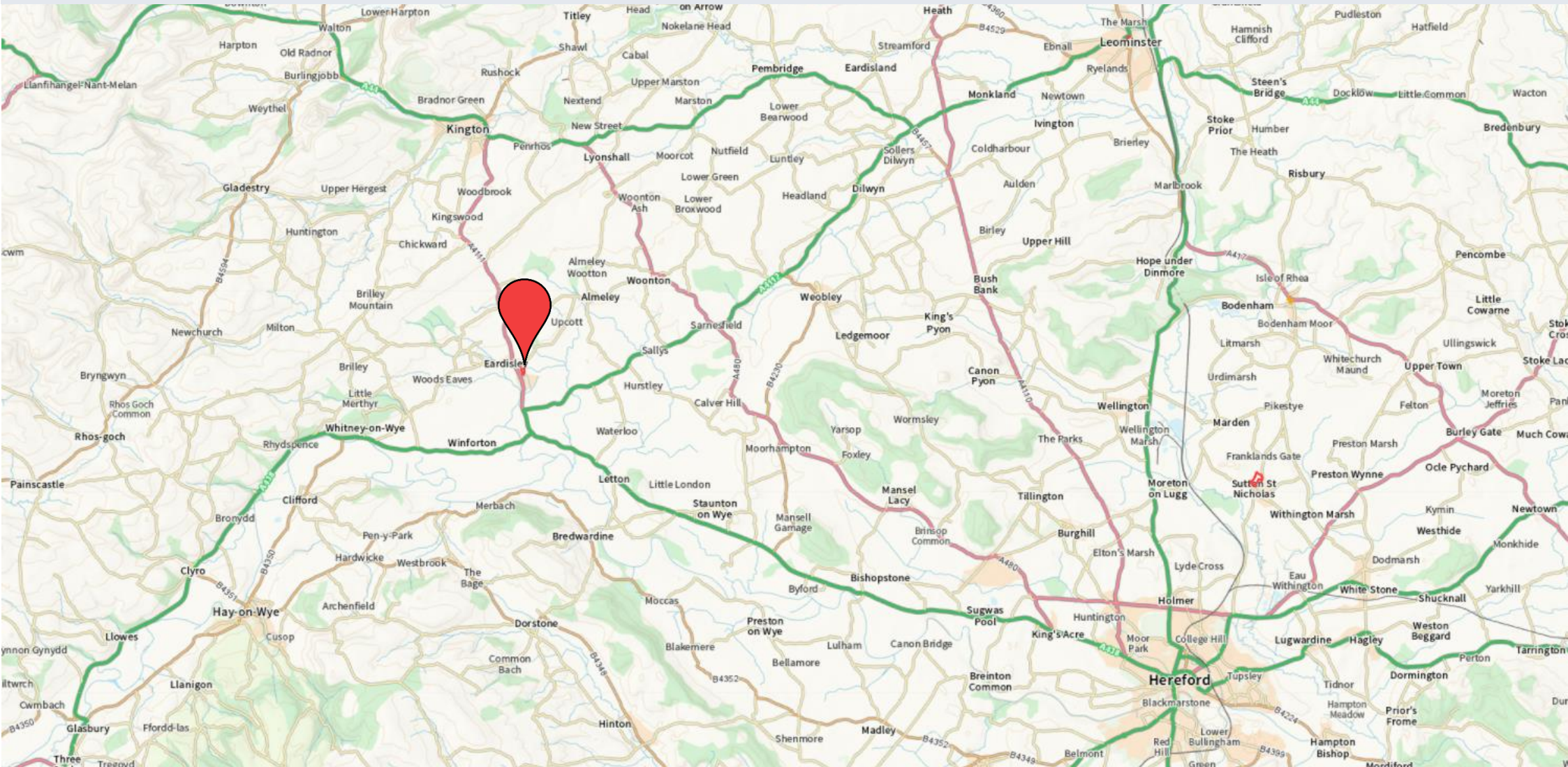
The site can be viewed from the gateway / footpaths off Millstream Gardens. A 'Data Room' has been prepared that provides detailed planning and technical information. Unfortunately no intrusive ground investigation is available, as such, we envisage interest conditional on a Phase 2 GI. For access please email: william.matthews@brutonknowles.co.uk

SUBJECT TO CONTRACT MARCH 2022





Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

Lion Court
Broad Street
Leominster, HR6 8LE

John Amos FRICS FAAV
01568 610007
john@johnamos.co.uk

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk



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