



RESIDENTIAL DEVELOPMENT SITE AT LAND ADJACENT TO TOWN HOUSE, MADLEY, HEREFORDSHIRE HR2 9LP

An exciting opportunity to acquire a development site with detailed planning permission for 10 dwellings (subject to variation of a planning condition)

For sale by Informal Tender closing at 2pm Monday 28th June 2021 – Bids Invited based on a Guide Price of £700,000



Mike Harries Consultancy & Estates LLP
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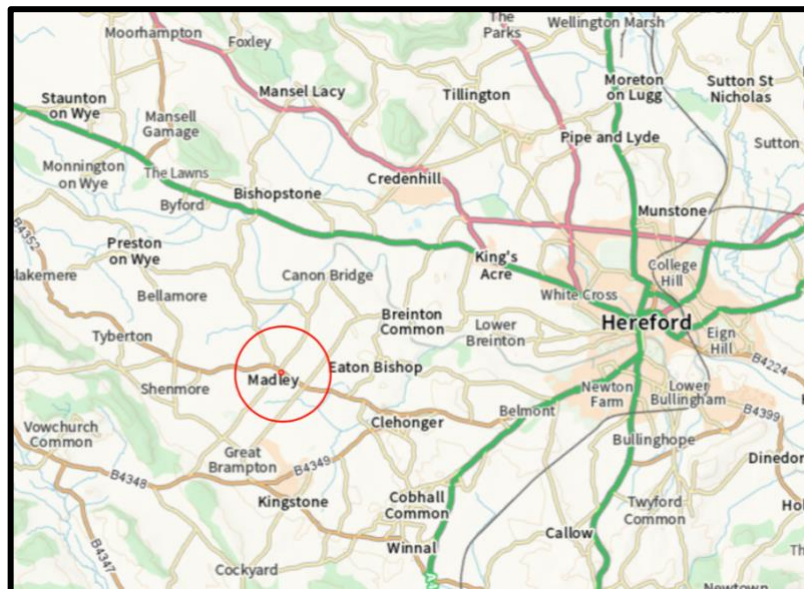
Introduction - Madley

MHCE are delighted to receive instructions to offer for sale this development site with Planning Permission for 10 dwellings situated in the popular village of Madley, Herefordshire.

Madley is located in the outstanding Herefordshire countryside about one and a half miles south of the River Wye and about six miles south-west of the City of Hereford. The village has a primary school, rated 'Good' by Ofsted, a well-stocked village shop, a Church, Community Hall and The Red Lion, a popular public house. Kingstone Academy, the local secondary school, rated 'Good' by Ofsted is only 3 miles away. Madley has bus links to the nearby Cathedral City of Hereford which offers a wide range of shopping, leisure and recreational facilities and both bus and railway stations.

The Site and location

The site extends to some 1.30 acres / 0.5 Ha. The site fronts on to the B4352, some 100m from the crossroads junction with the C1196 on the eastern edge of Madley. It is approximately 6 miles South of Hereford (Drive time 16 minutes), 20 miles East of Ross-on-Wye (Drive time 30 minutes) 15 miles South-East of Hay-on-Wye (Drive Time 27 minutes).



Services

We are informed that: the water main feeding the village passes directly on the frontage of the site in the verge (B4352); BT poles are similarly located; the adjacent barn conversions and farmyard (drawing for grain drying fans) are fed off an electricity ring main that is supplied by a 100Kva transformer on the Vendor's retained land and there are LV poles in proximity; gas supplies are believed to be in the vicinity. Interested parties must rely on their own independent searches and enquiries in relation to these matters. See the Technical Information Pack for proposed sewerage and drainage details.

Planning (subject to Amendment)

Full Planning Permission was granted for the construction of 10 dwellings and associated access by Herefordshire Council under reference 192672 dated 20 January 2021 in the nature of a farmstead theme around a courtyard layout. There are no S106 tariffs or affordable homes obligations imposed. The site lies outside the River Lugg catchment area (red zone- see Phosphates Position Statement HC).

The accommodation schedule is advised as follows (Gross Internal Areas are specified excluding garages, please independently check by reference to the scaled approved drawings):-

UNIT 1	3-bed detached 2 storeys	126 sqm	1362 sq ft	Single garage
UNIT 2	4-bed detached 3 storeys	183 sqm	1963 sq ft	Double garage +
UNIT 3	3-bed detached 2 storeys	118 sqm	1280 sq ft	Double garage
UNIT 4	3-bed attached 2 storeys	122 sqm	1310 sq ft	Two spaces
UNIT 5	2-bed attached 2 storeys	104 sqm	1041 sq ft	Two spaces
UNIT 6	2-bed attached 2 storeys	98 sqm	1116 sq ft	Two spaces
UNIT 7	2-bed attached 2 storeys	98 sqm	1052 sq ft	Two spaces
UNIT 8	5-bed detached 3 storeys	189 sqm	2036 sq ft	Double garage
UNIT 9	3-bed attached 2 storeys	122 sqm	1310 sq ft	Two spaces
UNIT 10	3-bed attached 2 storeys	122 sqm	1310 sq ft	Two spaces
TOTALS	30 beds	1282 sqm	13780 sq ft	

Amendment

A planning application under new reference 211238/F to vary Condition 2 (192672) to allow a realignment of Plots 1 & 2 to reflect the land boundary claimed by the Highway Authority reflected in their published mapping is currently being pursued (see revised Proposed Site Layout 6919-1-27 March 2021). The application was validated on 24 March 2021. Details are contained in the Technical Information Pack.

Technical Information Pack

The Vendors have assembled details to assist interested parties, to include, for example topography survey, plans, external footway details, drainage, and ecology plans. For full details, interested parties are invited to view the full technical information and a Dropbox / We Transfer link will be supplied on request.

Drainage & Great Crested Newt / Discharge of Conditions / Utility services connection – Retained Land

The Vendors will grant reasonable access rights, permissions or licenses for the construction, maintenance and management of the drainage infrastructure, newt compensation and receptor facilities on their retained land as envisaged in the planning permission reports and conditions. In addition, such as may reasonably be required to facilitate utility services connection.

The Vendors are progressing Discharge of Condition applications – see permission 192672 Condition 3 (GCN Mitigation Strategy and Long-Term Management Plan) and Condition 20 and others in part related to drainage (details of proposed foul and surface water drainage arrangements) and will agree on disposal to assign the benefit of those applications if unresolved by the point of exchange of the agreement of sale.

Method Sale

The site will be offered for sale by **Informal Tender** and prospective bidders are invited to bid for the site in writing on the attached form. The Vendors' preference is for unconditional bids (save for one relating to the success of the current planning application to amend Condition 2 – see application 211238 – should it remain undetermined at close of Tender). Bids conditional on other matters will be considered on their merit but please clearly detail all conditions you wish to apply.

Tenders close at 2pm on **Monday 28th June 2021**

All offers must be in writing using the attached form and delivered to Mike Harries, Mike Harries Consultancy & Estates LLP, Hope Cottage, Orleton, Ludlow, Shropshire SY8 4JB, and marked clearly "**Tender for Development Site at Madley Herefordshire**"

Money Laundering

To comply with anti-money laundering legislation all persons intending to bid for the site by Informal tender should include with their Tender photographic identification e.g. passport, driving licence or other means of photographic identification and evidence linking them with their address either in their individual capacity or as an officer of a corporate entity.

Directions

From Hereford, cross the River Wye on the A49 heading South. At the Adsa Roundabout take the 2nd exit onto the A465 signposted Abergavenny. After approximately 2 miles turn right onto the B4349. At Clehonger continue straight onto the B4352. As you enter the village of Madley the site will be found on the right-hand side.

Viewing

Viewing may take place at any reasonable time by prior arrangement with MHCE or upon production of these Particulars. Please contact Mike Harries on 07801 943994.

Additional Information

The Technical Information Pack can be made available by email in response to requests. Please email Mike Harries

E: mike@mhconsultancy-estates.co.uk

SOLICITOR

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AGENT

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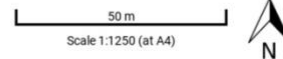
ELEVATIONS



Land adjacent to Town House Madley, Herefordshire, HR2 9LP



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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or contract. Descriptions of the property are subjective and have been prepared in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquires to ensure any descriptions are likely to match any expectations held to the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchase(s), prospective purchaser(s) must rely on their own enquires.