On the instructions of Telereal Trillium

Telereal Trillium

Former Old Sawmills, Eardisley, Herefordshire HR3 6NS

FOR SALE

A mixed use development opportunity on a site of approximately 2.88 hectares (7.11 acres) to include 25 new residential dwellings

LOCATION

Eardisley village lies in the Wye Valley in the north west of Herefordshire. It is approximately 4 miles south of Kington, 15 miles south west of Leominster, via A44 and A4111, and 15 miles north west of Hereford via A438.

The site is located in the edge of Eardisley off the A4111 the main road running north – south through the village.
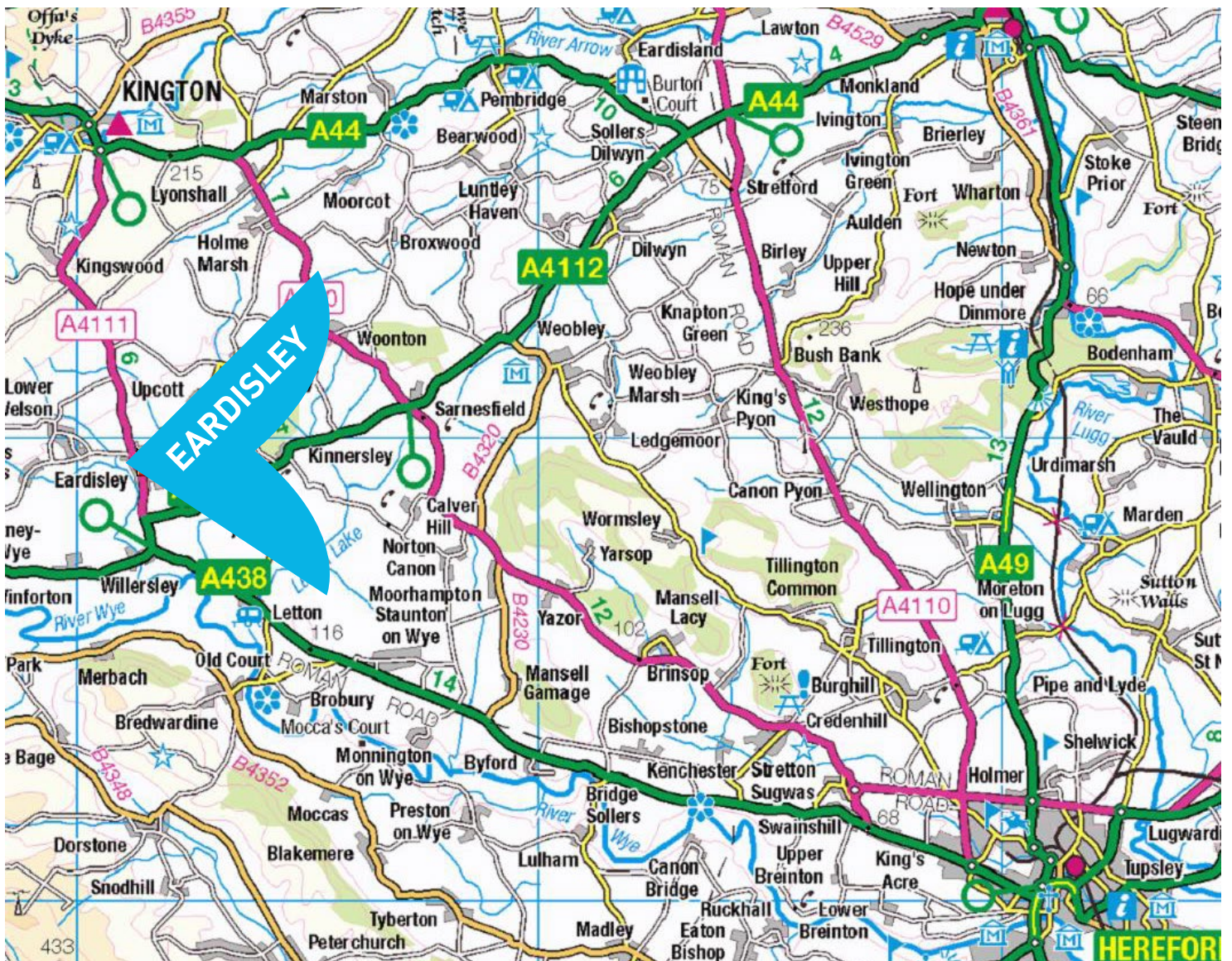
DESCRIPTION

The site is fairly regular in shape. The access road off A4111 runs along the northern edge of the site. The local primary school and other residential properties lie to the west, the land to the south is predominantly agricultural use and there are exiting industrial uses to the east.

TOWN PLANNING

An outline planning application, P152261/O, was submitted to Herefordshire Council on 30 July 2015. The application is for a mixed use development for up to 25 dwellings, B1 offices, village hall, children's day-care centre, together with new vehicular access, internal roads, car parking, landscaping and drainage. The application and all supporting documents can be viewed at www.herefordshire.gov.uk. The planning application is in line with the adopted Eardisley Group Neighbourhood Plan.

Prospective purchasers should make their own enquiries of a Herefordshire Council Planning Department regarding their proposals.
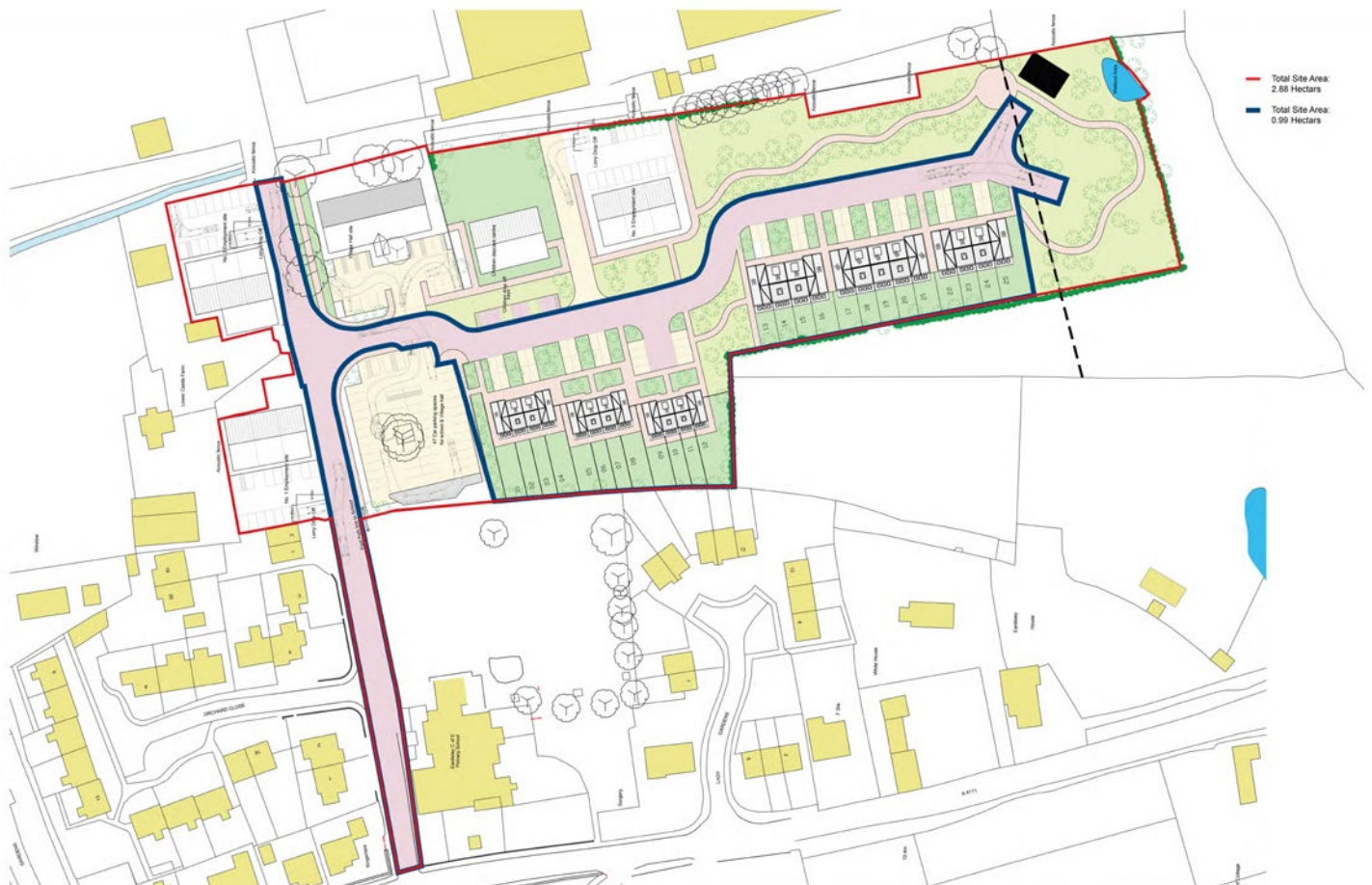
INDICATIVE LAYOUT PLAN

The indicative layout plan shows a development of 25 new residential dwelling and site allocations for a village hall, children day care centre and 3 employment sites. The dwellings are 3 storey and in the main 3 bedroom houses with 2 parking spaces although the larger plots, 13-25, have the potential to be 4 bedroom houses.

The approximate total GEA of each component part is as follows:

- ◤ Residential dwellings:
  3,990 sq m (42,948 sq ft)

- ◤ Childrens day care centre:
  300 sq m (3,230 sq ft)

- ◤ Village hall:
  466 sq m (5,015 sq ft)

- ◤ 3 Employment sites:
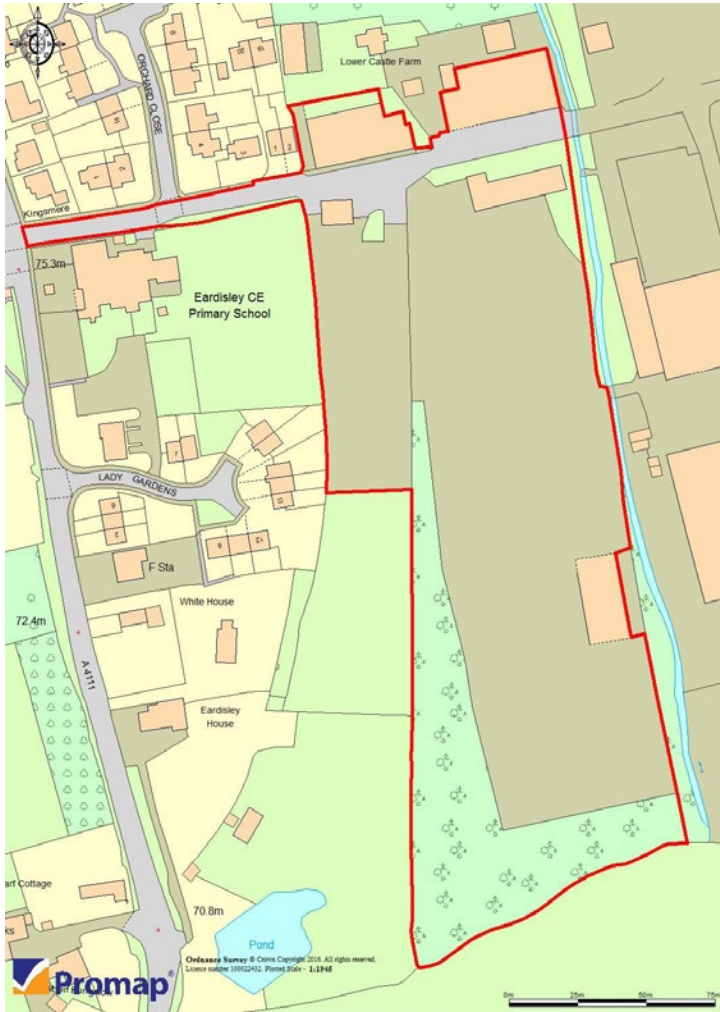 1,012.5 sq m (10,899 sq ft)

HOUSE NUMBER	GEO (SQ M)	NIA (SQ M)
1	127.5	99
2	120	87.1
3	120	87.1
4	127.5	99
5	127.5	99
6	120	87.1
7	120	87.1
8	127.5	99
9	127.5	99
10	120	87.1
11	120	87.1
12	127.5	99
13	197	155
14	189	137
15	189	137
16	197	155
17	197	155
18	189	137
19	189	137
20	189	137
21	197	155
22	197	155
23	189	137
24	189	137
25	197	155
TOTAL	**3990 SQ M**	**3005.6 SQ M**

FOR SALE Mixed use development site   **Eardisley, Herefordshire HR3 6NS**

TENURE

The property is freehold, subject to the rights and reservation as noted on the title, and will be sold with vacant possession upon completion and in its current condition. A copy of the Land Registry Official Copy Title Plan and Register is contained within the information pack.

SERVICES

Prospective purchasers are to make their own enquiries of the relevant utility providers.

INFORMATION PACK

The following information is available on request

- Adopted Eardisley Neighbourhood Plan
- Indicative layout plan
- Topographical survey
- Site investigation (Desktop)
- Title plan and Registry
- Flood Risk Assessment & Drainage Strategy
- Noise Impact Assessment
- Transport Assessment
- Trial Pitting Technical Note

METHOD OF SALE

The site is offered for sale by private treaty on an unconditional basis although the vendor may be prepared to consider offers subject to planning permission.

PURCHASE PRICE

Upon application.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

VIEWING

The site may be viewed from the road. Parties wishing to inspect the site should arrange an appointment with the sole agents.

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