RESIDENTIAL DEVELOPMENT LAND

Bromyard, Herefordshire

Land to the south of the A44, Bromyard, Herefordshire

Outline Planning Permission for 120 no. dwellings within 11.68 Acres (4.73 Hectares)

Bruton Knowles

Plan is for indicative purposes only.

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OVERVIEW

Bruton Knowles have been instructed to market an exciting residential development opportunity with the benefit of Outline Planning Permission for 120 no. dwellings in the market town of Bromyard, Herefordshire.

In summary:

- **Residential development opportunity in Bromyard, Herefordshire.**
- **Outline Planning Permission for up to 120 no. dwellings.**
- **Site Area of approx. 11.68 acres (4.73 ha)**
- **For Sale by Informal Tender.**
- **Unconditional offers to be received by N oon on Thursday 3rd April 2025.**

LOCATION

The subject site is located on the western edge of the market town of Bromyard, to the south of the A44 and to the north of Pencombe Lane. The site is well connected with existing bus stops on both sides of Winslow Road, on the east side Panniers Lane and on both sides of the A44. The nearest train station is in Leominster (approx. 10 miles). Hereford train station is approximately 13 miles to the south west of the site which provides national services to Manchester Picadilly, Cardiff, Swansea and Birmingham New Street.

The site's location benefits from its close proximity to a range of services and facilities, to include Queen Elizabeth High School, Bromyard Cricket Club, Morrisons Daily Convenience Store, Café and petrol station.

SITE DESCRIPTION

The subject site extends to approximately 11.68 acres (4.73 ha) and comprises two agricultural land parcels separated by a wide hedgerow that are surrounded by mature hedgerows and a woodland belt to the western edge. The site boundaries are defined by established hedgerows and trees with Pencombe Lane to the south and Pannier's Lane to the east. The topography of the land is generally undulating and slopes southwest from the settlement edge to the east down to the lowest point in the southwest corner. Vehicular access to the southern parcel is currently accessed via an agricultural gate off Pencombe Lane.

A number of detached properties are located immediately to the east of the site with Queen Elizabeth High School, a cricket ground and further residential properties beyond Pannier's Lane to the east. Land directly to the north is identified in the Local Plan Core Strategy as 'land at Hardwick Bank', which will deliver a sustainable urban extension of a minimum of 250 new homes. The land is currently subject of an outline planning application for up to 500 dwellings with associated open space and infrastructure. Land to the west of the site is open countryside.

The site is not subject to any statutory designations in respect of ecology and heritage assets; however the site does however fall within the hydrological catchment of the River Lugg, which forms part of the River Wye Special Area of Conservation (SAC). The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding). There are no Public Rights of Way crossing the site.

PLANNING

The subject site is located within the planning jurisdiction of Herefordshire Council. Planning Policy is currently covered by the Local Plan Core Strategy which was adopted by Council on 16th October 2015. The Council are currently in the process of updating the current Core Strategy which will set out the planning framework for the county for the period to 2041. The most recent application is listed below:

- **P190111/O** - Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from the A44. All matters reserved except for means of access. *Refused planning permission on the 27th October 2023.*

The application ref: P90111/O was granted at Appeal, ref: APP/W1850/W/23/3334520 on the 15th October 2024 and outline planning permission is granted for the erection of up to 120 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point from the A44, with all matters reserved except for means of access on land at Flaggoners Green, Bromyard, HR7 4QR in accordance with the terms of the application, Ref 190111, and the plans submitted with it, subject to the conditions in the Appeal Decision.

PROPOSED SCHEME

The scheme proposes residential development of up to 120 dwellings, with all matters reserved except for access, based on the following land use areas; residential (including access) of 9.14 acres (3.7ha); and open space and green infrastructure (including drainage attenuation) of 2.84 acres (1.15ha). The illustrative layout demonstrates how 120 no, dwellings can be accommodated on site and shows an indicative mix of dwelling types at an average density of 35 dwellings per hectare, in keeping with Core Strategy Policy BY2 and comprising 1-, 2-, 3- and 4-bedroom units. The public open space and play provision has been located to the southern part of the site providing a rural character along Pencombe Lane; and focusing recreation space away from the A44 and close to the pedestrian gateway on Pannier's Lane.

Primary vehicular access will be provided from the A44 Worcester Road, where a new traffic controlled junction is proposed.

SERVICES

Utility service plans and a report on the existing service apparatus and budget quotes for connection and upgrade costs has been undertaken, please see the data room for further information.

We understand that the proposed development includes a mains foul sewerage connection for 120 no. dwellings which will be treated at the Bromyard Wastewater Treatment Works (WwTW). The Bromyard WwTW sits within the River Lugg/River Wye SAC catchment in which NE's 'Nutrient Neutrality' applies. Gladman, (the promoter of the site) has applied for and received an allocation of phosphate credits from Herefordshire Council to provide mitigation. Gladman has already paid 10% towards the Phosphate Credit Sum. Further information can be found in the data room.

VAT

VAT will be chargeable on the purchase price.

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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SECTION 106 CONTRIBUTIONS

The application is subject to a signed Section 106 Agreement dated 15th August 2024. The Agreement with Herefordshire Council provides for the following pertinent planning obligations and contributions:

- **40% Affordable Housing** – (60% Social Rented and 40% Shared Ownership)
- **Education Contribution** – £4,400* for a 2-bedroom open market unit (apartment), £7,629* for a 2/3-bedroom open market unit (not an apartment) and £13,816* for a 4-bedroom open market unit (not an apartment).
- **Health Care Contribution** – £530.14*/dwelling
- **Phosphate Credit Sum** - £207,480 (10% already paid by Gladman).
- **POS Facilities** – minimum of 0.33 hectares of POS to be delivered on-site.
- **Primary Care Contribution** – £268.67*/dwelling
- **Recycling & Waste Contribution** – £80/dwelling.
- **Sports Contribution** – £1,398/open market unit.
- **Transport Contribution** – £2,458* for a 2-bedroom open market unit, £3,690* for a 3-bedroom open market unit and £4,917* for a 4+ bedroom open market unit.
- **TRO Contribution** – £10,000.

**Sums are "Index Linked"*

A copy of the completed Agreement is provided in the Data Room.

Affordable Housing

As per the Section 106 dated 15th August 2024, 40% of the dwellings are to be Affordable units of which 40% are to be Shared Ownership and 60% are to be Social Rented. Based on the proposed scheme of 120 no. units this equates to 72 no. market and 48 no. affordable, (19 no. Shared Ownership and 29 no. Social Rented).

LEGAL INFORMATION

The site is offered Freehold with Vacant Posession. A Legal Undertaking of **£20,000 + VAT** will be required for the landowner's abortive legal costs.

The subject site is registered under the Freehold Titles HE50614 and HE22832A 0.5m ransom strip will be retained along the western boundary. The sale will be restricted to a development scheme comprising no more than 120 units.

We would draw your attention to the appeal decision paragraph 61-63 and paragraphs 1.6 and 1.7 of the S106 Agreement which relate to the enforceability of the deed.

METHOD OF SALE

The site is offered for sale by way of Informal Tender. Unconditional offers are invited. Offers should be in accordance with the 'Financial Proposal Form' contained within the Data Room.

Offers are to be submitted prior to **Noon on Thursday 3rd April 2025** and received by Harry Breakwell:
harry.breakwell@brutonknowles.co.uk

DATA ROOM

A 'Data Room' has been prepared that provides detailed information on planning, services, method of sale, topographical survey, ecology, drainage, drawings and other reports.

A phase II ground investigation report is currently being prepared.

Access to the Data Room is provided upon request. Please email Jack Moulsdale:

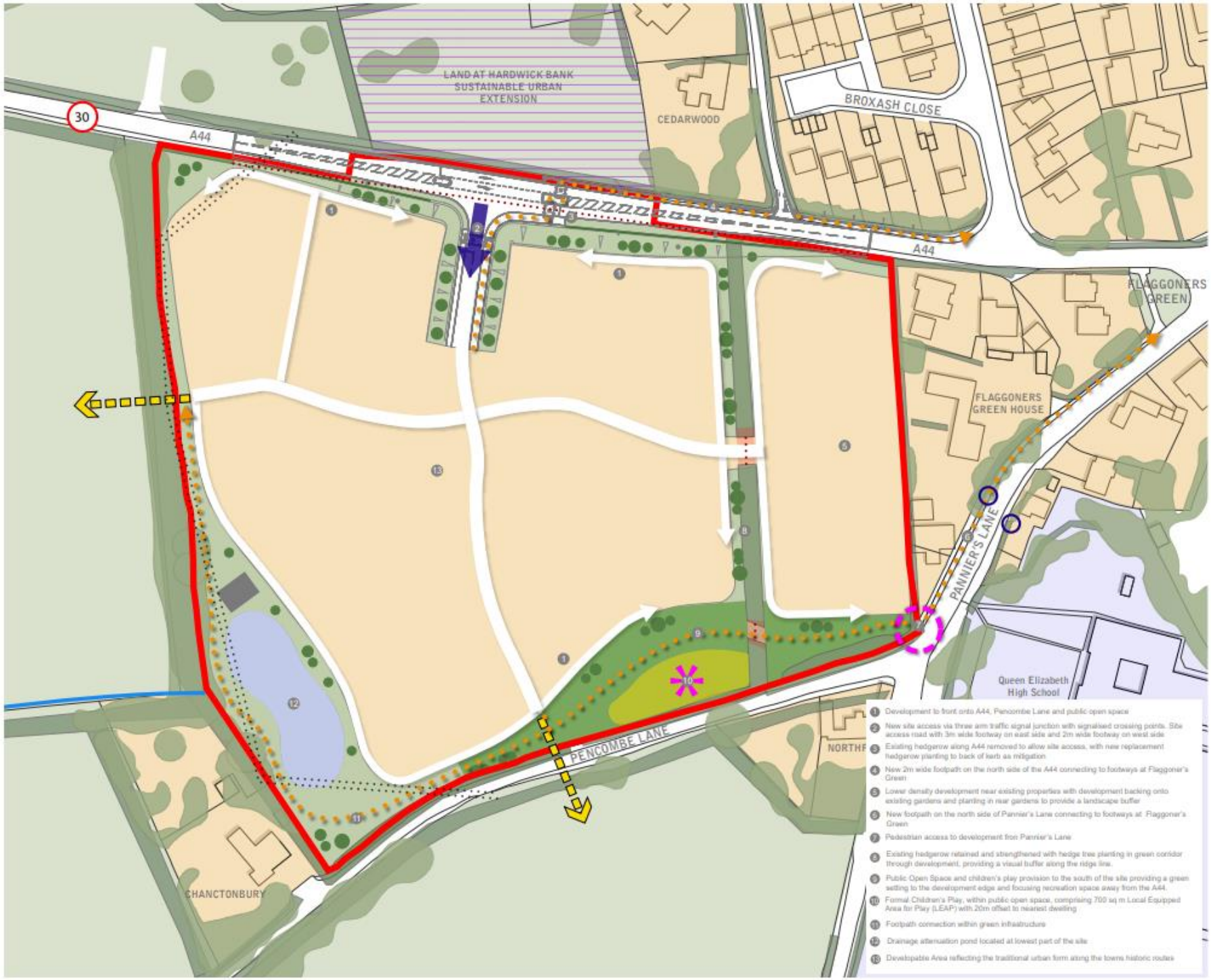
Jack.moulsdale@brutonknowles.co.uk

VIEWINGS

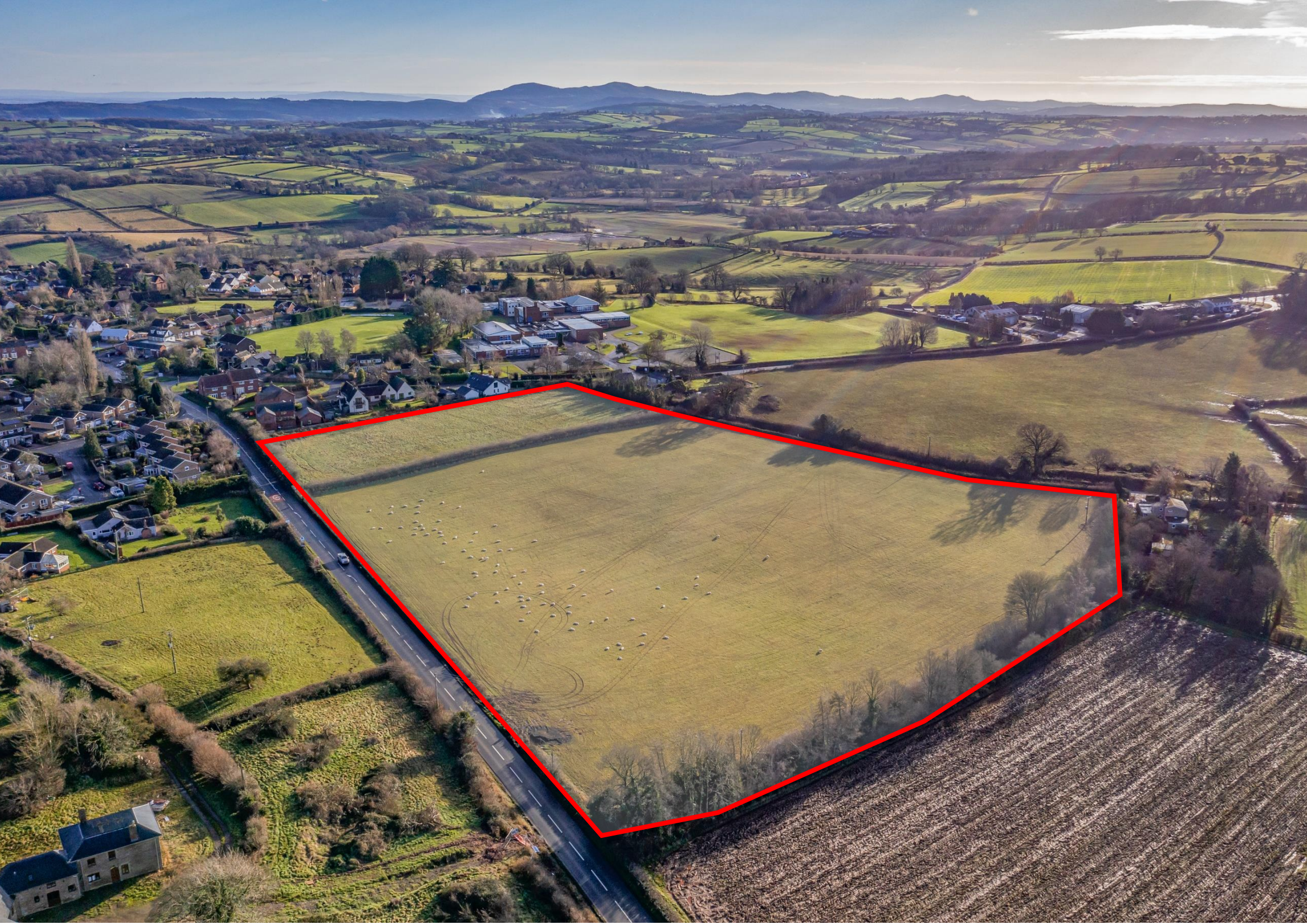
Viewings are strictly by appointment only via Bruton Knowles. Please confirm by email to Jack Moulsdale if you wish to view:
Jack.moulsdale@brutonknowles.co.uk

SUBJECT TO CONTRACT – FEBRUARY 2025

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.



Illustrative Framework Plan



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CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Harry Breakwell BSc (Hons) MSc MRICS
07825 842626
harry.breakwell@brutonknowles.co.uk

Jack Moulsdale BSc (Hons) MRICS
07395 887390
jack.moulsdale@brutonknowles.co.uk

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