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62 Old Eign Hill & 9 Building Plots

Development site of three quarters of an acre with Planning Permission for nine 2, 3 & 4 Bedroom Houses.

Guide Price: £1,175,000

Introduction

An unrivalled opportunity to acquire a character property with extant full planning permission for the construction of an additional nine houses. The estimated gross development value is in excess of £3 million and there is no requirement for the provision of social housing or a S106 contribution. The property has a site area of approximately three quarters of an acre and all the proposed dwellings will have the benefit of south and west facing sunlight to their rear gardens.



Stairs to

Kitchen 10 ft 10 in x 9 ft 5 in [3.30m x 2.87m]
Yorkseal range and fitted sink unit. Open storage area beneath stairs leading to

Sitting Room 13 ft 8 in x 9ft 8in [4.16m x 2.94m]
excluding bay window. Open fire with tiled surround.

A staircase leads from the Reception Room to the

First Floor

Landing

Bedroom 1 14 ft x 10 ft [4.26m x 3.05m] with original cast iron fireplace.

Bedroom 2 14 ft x 10 ft [4.26m x 3.05m]

Bedroom 3 13 ft 9 in x 9 ft 7 in [4.19m x 2.92m]
excluding bay window

Bathroom with bath, wc, wash hand basin and cupboard with hot water cylinder. 8 ft x 9 ft 5 in [2.44m x 2.87m]



Outside

Conservatory timber and glass construction 16 ft 10 in x 5ft 8 in [5.15m x 1.73m]. Former WC brick and slate construction 2 ft 10 in x 3ft 10 in [0.86m x 1.17m].

The house has road frontage extending to 92m (302 feet). The rear garden is predominantly lawn with ancillary grassed areas together with an extensive range of fruit, deciduous and other trees. The road frontage benefits from a substantial established leylandii hedges affording considerable privacy. The southern boundary is a mixture of deciduous trees, yew and leylandii hedge augmented by post and wire fencing. There is timber fencing on the boundaries of Nos. 52, 54 and 68 Old Eign Hill.

Net Internal Areas

Plot no.	Type of house	Sq.m	Sq.ft
1	4 Bed Detached	134	1446
2	3 Bed Semi	85	915
3	3 Bed Semi	85	915
4	3 Bed Semi	85	915
5	4 Bed Detached	125	1350
6	4 Bed Detached	125	1350
7	4 Bed Detached	125	1350
8	2 Bed Semi	87	935
9	2 Bed Semi	87	935
10	Detached No. 62	95	1022
Total		1033	11133

Boundaries Measurement

Frontage of	302 ft (92m)
Eastern boundary to No. 68	81 ft (24.7m)
Rear of No. 68	8 ft 5" (2.57m)
Side of garage	29 ft 4" (8.64m)
Leylandii hedge	75 ft 6" (23m)
Hedged yew tree	52 ft 8" (16.1m)
Rear garden hedge	80 ft 5" (24.5m)
Straight line to No. 54 corner	100 ft (30.4m)
Western boundary to No. 54	37 ft 10" (11.2m)
South Boundary to No. 54	36ft 4" (11.1m)
Western boundary to No. 52	71 ft 6" (21.85m)

Existing Property – 62 Old Eign Hill

Situation

The property is situated in the sought after residential area of Hampton Park, about 1.5 miles east of the city centre of Hereford and on the north side of the River Wye. Local amenities include a Post Office, various shops, churches and a medical centre at Hampton Dene.

The local primary school is St. Paul's and for secondary education is The Bishop of Hereford's Bluecoat School. The area is popular with families having easy access to riverside walks and a large open space known as the Quarry.

Description

The house which is of brick and tile construction was originally built as a pair of semi-detached houses known as Nos. 1 & 2 Yew Tree Cottages about 1907. It was subsequently modernised and converted into a single dwelling in 1952. The accommodation comprises:

Canopy Porch with external door leading to

Ground Floor

Dining Room 14 ft x 10 ft [4.26m x 3.05m] Open fire with tiled surround. Storage heater.

Reception Room 13 ft 10 in x 10 ft [4.21m x 3.05m]
Open fire with tiled inset and wooden surround.
Storage heater.

Topography

The topography of the site follows the contours of the land and there is a Topographical survey on file from the Agents offices on request:

- Land adjacent to No. 52 Old Eign Hill 74.31m
- Land adjacent to No. 68 Old Eign Hill 69.66m
- Land near to Angela Close Electricity Substation 70.48m

Planning Permission

In order to be able to commence the development it was necessary for the following conditions to have been signed off and approved by the Planning Authority. Planning Conditions:

- 2. A09 (Amended plans).
- 3. B01 (Samples of external materials).
- 9. G05 (Implementation of landscaping scheme (general)).
- 13. H17 (Junction improvement/off site works and Relocation of a Bus Stop).
- 15. H19 (On site roads – phasing).
- 16. H20 (Road completion in 2 years or 75% of development).

These had been complied with to the satisfaction of the Planning Authority by September 2010.



There are 18 Planning Conditions to be adhered to many of which are standard to any new build development, the first being the submission of more detailed Plans for Building Regulation Consent, via Local Authority Building Control Dept.

Relocating a Bus Stop will require liaising with the Highways Engineer to agree the new bus stop siting and new drop curbing.

The Planning Consent

The original planning permission decision date of 24th October 2007 Application code: DCCE2007/2817/F refers to the proposed construction of nine dwellings.

The roadside design would be a Flemish bonded brick wall to the footway with wrought iron-work metal railings and at the rear close boarded fences to a height of 1800mm high with timber capping in between 120mm x 120mm concrete support posts.

Extant Consent

The development has had a material start made by the construction of a visibility splay, the demolition of some outbuildings and installation of a 10m base for a road just south of No. 62.

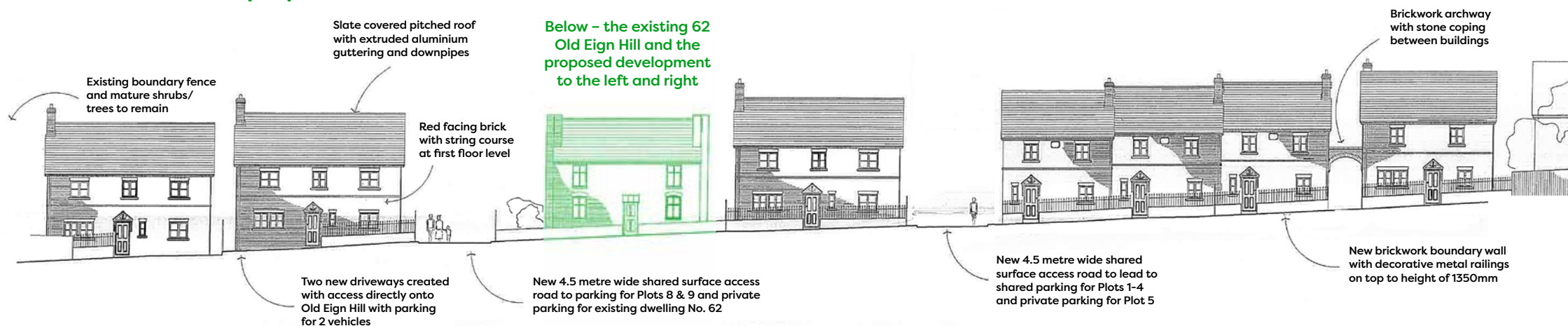
The Planning Officer has put in writing that a material start has been made.

Car Parking

There are 20 car-parking spaces across the whole site, with a minimum of two per dwelling including 62 Old Eign Hill.

In 2007 the Planning Permission allowed for block paving on the two roadways.

Street scene as proposed





Services

62 Old Eign Hill has mains drainage, gas, electricity and water [metered]. There is an electricity substation located near to the extreme south eastern boundary with a wayleave granted to Western Power Distribution over that part of the site between No. 54 and the private road.



Council Tax

The existing property is assessed as Band B for Council Tax purposes.



Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



Guide Price

£1,175,000 (one million one hundred and seventy five thousand pounds).



EPC

62 Old Eign Hill - BAND G (Ref:8201-9793-4829-6307-3153). To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Arkwright Owens.



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

Telephone 01432 267213 or Julian Owens 07855 744821

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