



BUILDING LAND (9 HOUSES) ADJACENT TO CENTRAL PARK , KINGSTONE, HEREFORD, HR2 9ES

- 9 Building Plots
- Detailed Planning
- Two 2 Bedroom Semi-Detached Houses
- Four 3 Bedroom Semi-Detached Houses
- Mains Water, Electricity and Drainage Available
- Site Available as a Whole
- One 3 Bed Detached House
- Two 1 Bedroom Houses
- *No 106 Payable*

£350,000

Freehold

To arrange a viewing please contact:

t. 01432 344 779
e. hereford@bill-jackson.co.uk
w. www.bill-jackson.co.uk

jackson
property



Description

A rare opportunity to acquire land with detailed planning for four 3-bedroom semi-detached houses; one 3- bedroom detached house; two 2-bedroom semi-detached houses and two 1-bedroom houses, all with parking spaces and forming a quiet cul-de-sac with outlooks over the playing fields to the rear.

Situation

Kingstone is a self-contained village, south of the county, with excellent Senior and Primary Educational Facilities, Church, Public House, General Stores, easily accessible to the Cathedral City of Hereford, Ross-on-Wye, Abergavenny and the Motorway links.

Outline Planning Permission

Grid Ref: 342549:235964

Planning Permission : Application No: 181177

Granted 31 October 2018

Services

Mains water, electricity and drainage are available - any

purchaser must satisfy themselves as to the connection fees.

Solicitor

Mr James Jones
Lanyon Bowdler
Beaumont House, 1, Offa Street
Hereford
Herefordshire
HR1 2LH

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

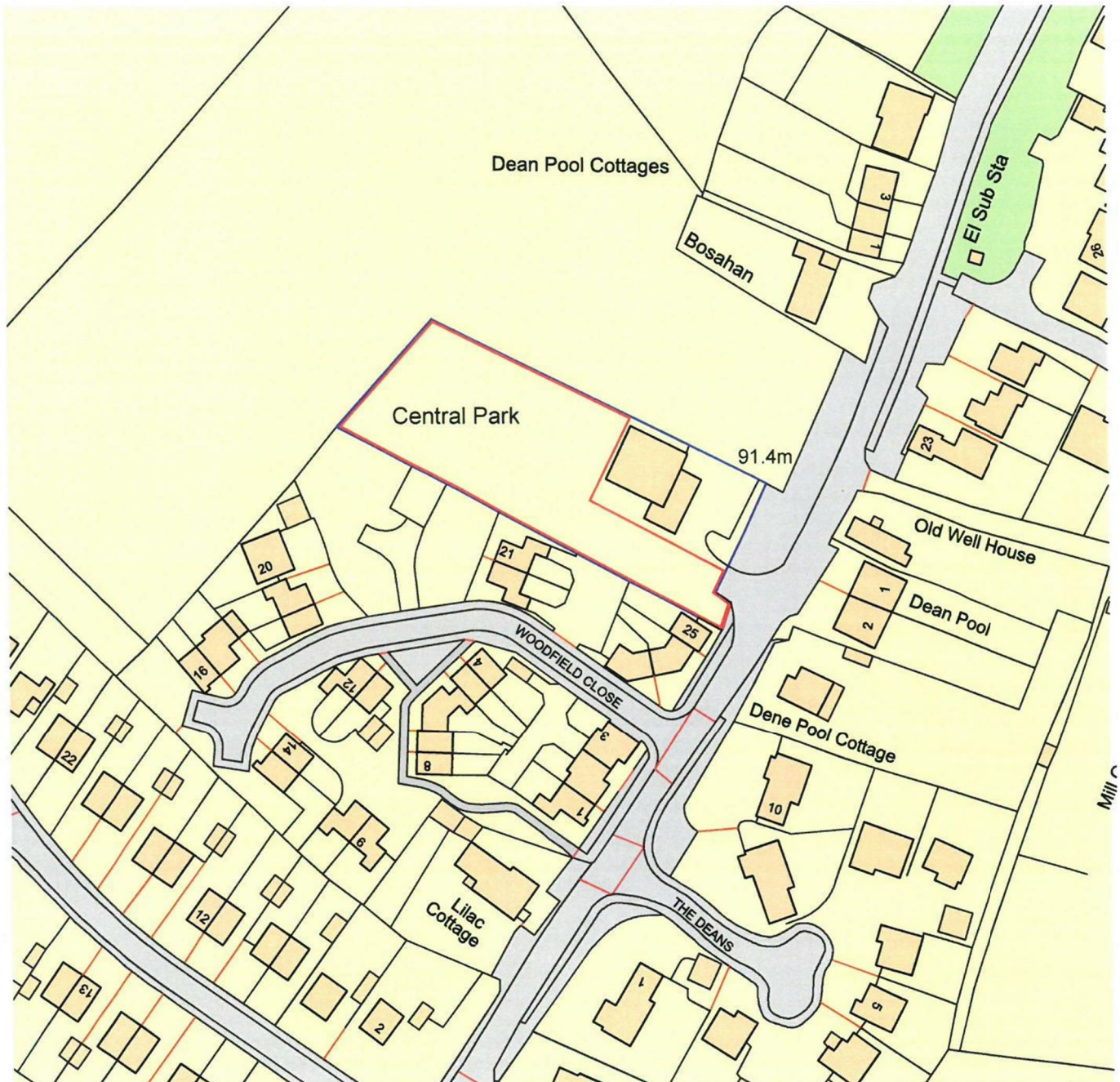
Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty

whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

May 2019

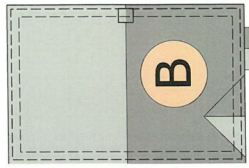


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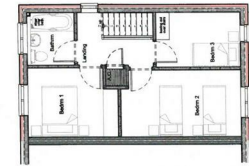
BRUIN COMMUNICATIONS LIMITED

CHURCH ROAD, KINGSTONE

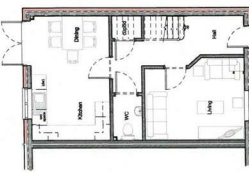
SITE LOCATION PLAN



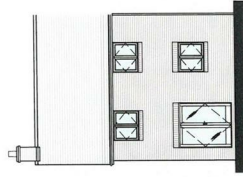
ROOF PLAN



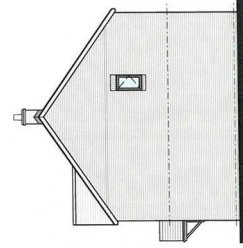
FIRST FLOOR PLAN



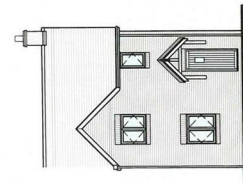
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

BRUIN COMMUNICATIONS LTD
LAND ADJACENT TO
CENTRAL PARK,
KINGSTONE HR3 9ES
HOUSE TYPE B

DATE 05-01-18
SCALE @ A3 1:100
DRAWING NO. 7049-1-7a
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a - 06-05-18 - Layout revised - CE

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PLANNING PERMISSION

Applicant:

Mr Perry
Sheepcotts Court
Ullingswick
Hereford
HR1 3JQ

Agent:

Mr D F Baume
Hook Mason Limited
Studio 2, Thorn Office Centre
Holme Lacy Road
Rotherwas
Hereford
HR2 6JT

Date of Application: 3 April 2018

Application No: 181177

Grid Ref:342549:235964

Proposed development:

SITE:	Brownfield land off Dean Pool, Kingstone, Herefordshire, HR2 9ES
DESCRIPTION:	Proposed erection of 9 new dwellings together with associated vehicle access.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing numbers – 7049-04B, 7049.1-6a, 7049-1-7a, 7049-1-8a, 7049.1-9, Bruin Communications Ltd Surface water Drainage Strategy (report L0142/2 dated August 2018)) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.
- 3 With the exception of any site clearance and groundwork no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4 Prior to the first occupation, or use, of the dwelling hereby permitted, and at all times thereafter, the window at first floor of northern elevation of unit 9 shall be glazed with obscure glass only. The obscured glazing shall be retained in perpetuity.

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 5 Prior to the first occupation of the dwellings hereby approved the driveway and/or vehicular turning area shall be consolidated and surfaced at a gradient not steeper than 1 in 8. Private drainage arrangements must be made to prevent run-off from the driveway discharging onto the highway. Details of the driveway, vehicular turning area and drainage arrangements shall be submitted to and approved in writing by the local planning authority prior to commencement of any works.

Reason: In the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 With the exception of site clearance and groundworks, no further development shall take place until the construction of the vehicular access is carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7 All roadworks shall be completed within a period of 2 years, or other period agreed in writing with the local planning authority, from the commencement of work on the site. This will entail the making good of surfacing, grassing and landscaping in accordance with a specification submitted to and approved in writing by the local planning authority. (Nothing in this condition shall conflict with any phasing scheme, in which respect it will be interpreted as applying to the particular phase being implemented).

Reason: In the interests of highway safety and convenience and a well co-ordinated development and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 8 The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9 With the exception of site clearance and groundworks, no further development shall take place until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.

Reason: To prevent indiscriminate parking, with immediate effect, in the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 10 With the exception of site clearance and groundworks, no further development shall take place until full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling is submitted to the Local Planning Authority for their written approval. The development shall not commence until the Local Planning Authority has given such written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the occupation of any of the dwellinghouses hereby permitted. Thereafter these facilities shall be maintained.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 11 Development shall not begin in relation to any of the highways works until details of those works have been submitted to and approved in writing by the local planning authority and an Agreement under Section 278 of the Highways Act 1980 entered into.

Reason: To ensure the safe and free flow of traffic on the highway and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy Plan and the National Planning Policy Framework.

- 12 Development shall not begin in relation to the provision of road and drainage infrastructure until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and completed prior to first occupation of the development hereby permitted.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 13 During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00 pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 14 Prior to the first occupation of the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 shall be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy.

- 15 With the exception of site clearance and groundworks, no further development shall take place until a detailed habitat enhancement scheme including provision of bat roosting features, bird boxes and insect homes is submitted to and be approved in writing by the local planning authority. The scheme shall be implemented and thereafter maintained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

- 16 With the exception of site clearance and groundworks, no further development shall take place until the following has been submitted to and approved in writing by the local planning authority:

a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice.

b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors.

c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing.

The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interest of human health and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and National Planning Policy Framework.

- 17 The Remediation Scheme, as approved pursuant to condition no. (16) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interest of human health and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and National Planning Policy Framework.

- 18 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interest of human health and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and National Planning Policy Framework.

- 19 Notwithstanding the details contained within the Bruin Communications Ltd Surface water Drainage Strategy (report L0142/2 dated August 2018) development approved by this permission shall not be occupied until the following information has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the occupation of the development hereby approved:

- Confirmation that the road will remain private;
- Confirmation that a Private Management Company will be responsible for the adoption and maintenance of the private road;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with Welsh Water.

Reason: To ensure the effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system so as to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and National Planning Policy Framework.

- 20 No surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informatives:

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Planning Services
PO Box 4,
Hereford,
HR4 0XH



KEVIN BISHOP
LEAD DEVELOPMENT MANAGER

Date: 31 October 2018

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

The applicant is advised that additional Council Tax payments may be sought in the event that the Valuation Office, who routinely monitor decision notices, consider any part of the development hereby permitted to be self-contained. This assessment is particularly likely to be the case in respect of flats, basement conversions, granny annexes, studio rooms and log cabins and/or where the additional accommodation contains its own kitchen, bathroom and bedroom. Further information can be found on the Council's website at <https://www.herefordshire.gov.uk/search?q=annexes>

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact

the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.