



FOR SALE

Potential Development Land

Leadon Way/Dymock Road, Ledbury, HR8 2HT

3.93 acres (1.59 hectares)

- Prominent road frontage land served off the Leadon Way roundabout
- Greenfield site with development potential subject to planning
- Directly opposite existing commercial buildings and immediately adjacent to new build residential
- The Draft NDP encourages Class E (including medical) and Class C1 (hotel) uses

Location | Accommodation

The site is located adjacent to the Leadon Way (A417) roundabout serving Dymock Road (B4216), Ross Road (A449) and Hereford Road (A438). The town centre is 1.2 miles to the north east.

The site is situated directly opposite Hazel Industrial Park (Ornua Foods and Newberry International Produce). The land is also adjacent to Barratt Homes' Hawk Rise (outline approval for up to 321 dwellings) and close to the new Deer Park Care Home.

Description

The site provides a generally level parcel of previously undeveloped land enclosed with timber post fencing and hedgerows. The existing access off Dymock Road is fitted with a five bar gate.

Site Area

The calculated area using Promap Services, is approximately 3.93 acres (1.59 hectares). The boundaries will require verification.

Services

All main services are believed to be available within a public highway.

Prospective purchasers should make their own enquiries regarding availability/capacity.



M50



**Junction 2
4.5 miles south**

M5



**Junction 8
15.5 miles east**

Gloucester



17 miles

Hereford



16 mile

► Planning | Rates | EPC | Terms

Planning

The site will be within the Settlement Boundary under the Ledbury Neighbourhood Development Plan (NDP) – Regulations 14 Consultation Draft Plan (January 2022).

The NDP Consultation is for the period 2021 to 2031 (A copy is available on the Herefordshire Council website). The document confirms that the site is identified as “Small Employment Sites Within and Adjoining the Town - Policy EE1.2”. The Policy confirms “Sensitive proposals for employment or services falling within Use Classes E (g) - offices, research and development or industrial, E (e) – medical services or hotels within Use Class C1 will be encouraged”.

A copy of the recent planning Refusal/Appeal decision relating to a hybrid planning application for foodstore, children’s day nursery and medical centre is available on request (Application ref 201718 dated 28 May 2020).

Interested parties should make further enquiries regarding the potential uses for the site to the Local Planning Authority, Herefordshire Council (01432 260000).

Terms

Sale of the freehold interest.

A copy of the Land Registry entry is available on request.

Method of Sale

Offers invited – private treaty.

Purchase Price

The vendor will consider unconditional offers with or without overage. Subject to planning proposals will also be considered .

Legal Costs

Each party is to be responsible for their own legal costs.

The purchaser will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following receipt of contracts.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

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PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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AK Ref: PJP/N88257

Date: November 2022

Subject to Contract



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