



Clyro Court Farm (Plots 7-21), Clyro, Nr Hay-on-Wye,
Herefordshire HR3 5EB



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Summary of features

- A freehold development site
- On the edge of Clyro Village
- Close to Hay-on-Wye
- Full planning consent for 15 new houses in a beautiful rural location just over a mile from Hay-on-Wye with good road access.

Hay-on-Wye 2 miles
Brecon 14 miles
Hereford 20 miles

Description

The property being offered for sale comprises a south facing freehold site on the edge of the popular village of Clyro. The site has far reaching views across the River Wye to The Black Mountains.

Location

Clyro is a village community just over a mile from Hay-on-Wye and approximately 15 miles from Brecon and 22 miles from Hereford. Abergavenny is situated 22 miles to the south. Clyro which is very well served includes a garage, village stores as well as a primary school, village hall and public house. Clyro is located approximately 1½ miles from the very popular and desirable market town of Hay-on-Wye which has an excellent range of services and facilities including a doctors and dental surgery, post office, library and a supermarket. Hay-on-Wye is famous worldwide for its second hand book shops and the Hay Literary Festival. Clyro is situated on the A438 Brecon to Hereford road with excellent access to the surrounding countryside.

Planning Consent

Planning was granted in 2006 with planning permission for a total of 21 new homes, with the extra units forming part of the local housing initiative which have already been built out. Planning application reference number PR614400, dated 4TH January 2006, is already active

with the provision of six local housing units, which are to be retained by the vendor.

Site Plan

An "artist's impression" of the site plan is attached.

Utilities

An electrical connection has already been established close to the site and is part of the existing works on the local needs housing phase. Apparently this connection has already been upgraded to cope with the anticipated 15 additional houses. There is no gas on site. For the local needs housing an air-source heating system was chosen and a BT connection is available in the access road. A section 104 agreement is being entered into between Welsh Water and the vendor for the provision of a separate water supply to the six local needs houses. For any further information the purchasers must make enquiries to Welsh Water.

Enviromental

Surveys have been completed for the site and a method statement has been agreed for newts and bats. The site has been surveyed as part of the social housing phase and soil test conducted to assess permeability and ground bearing pressure. It is understood that both were deemed to be satisfactory although further details can be made available upon request.

Archaeological

A survey is available if required. There were no findings on the site of the entire 21 houses and no restrictions or controls have been imposed.

Designer Layout

The planning permission is for a very much up-market design. This does leave some scope to alter the original plots, subject to Local Authority approval.

Tenure

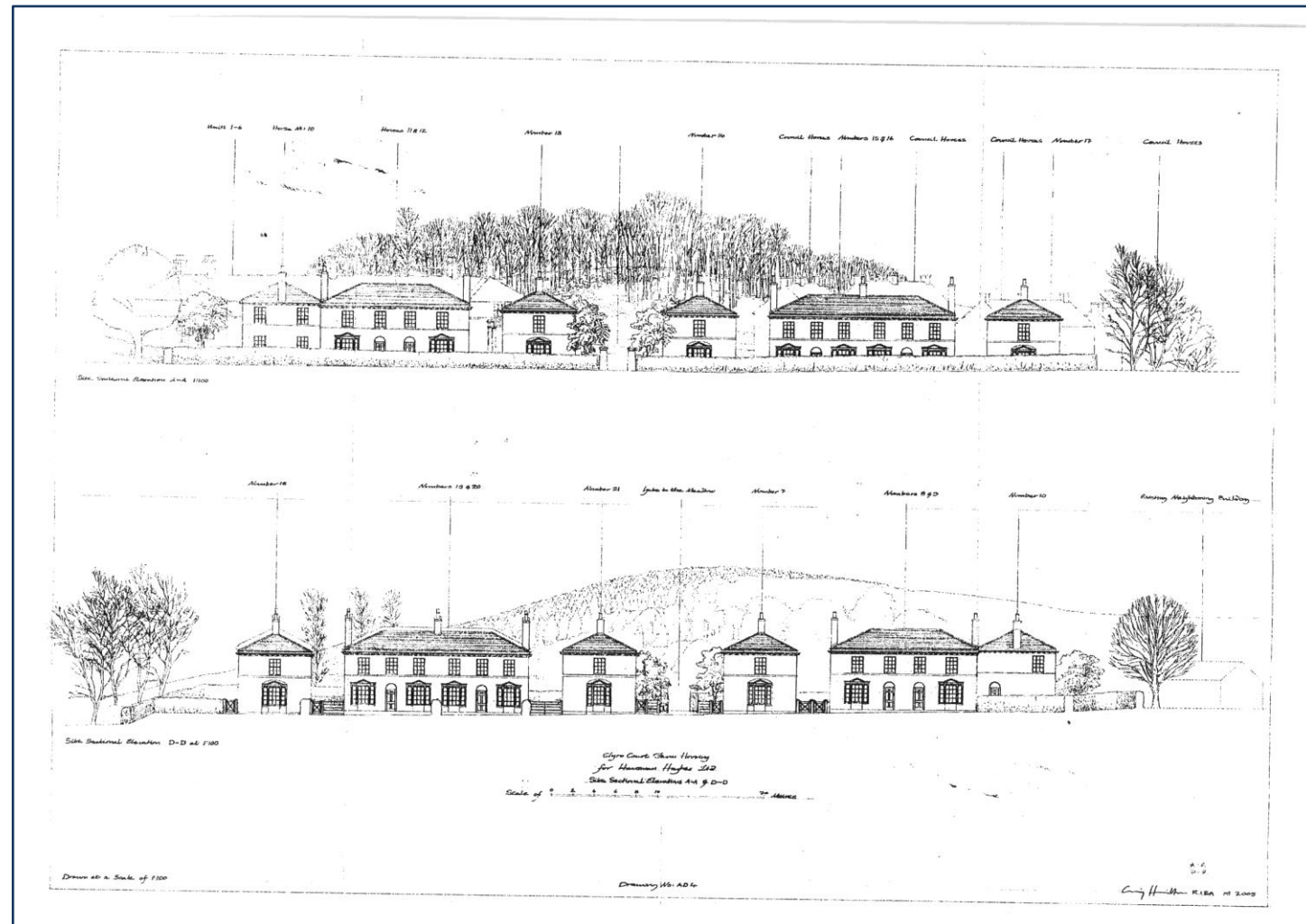
Freehold with vacant possession upon completion. VAT will not be charged on this disposal.

Directions

From Hay-on-Wye proceed out of the town in a north westerly direction on the B5351 signposted to Clyro. Upon entering the village of Clyro the development site will be found on the left hand side, as indicated by the agent's For Sale board.

Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.
Contact tel: 01497 822522.
Office opening hours:
Mon-Fri 9.00-5.00pm. Sat 9.00-1.00pm.
Out of hours contact
Harry Aldrich-Blake 07717 410757





Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.