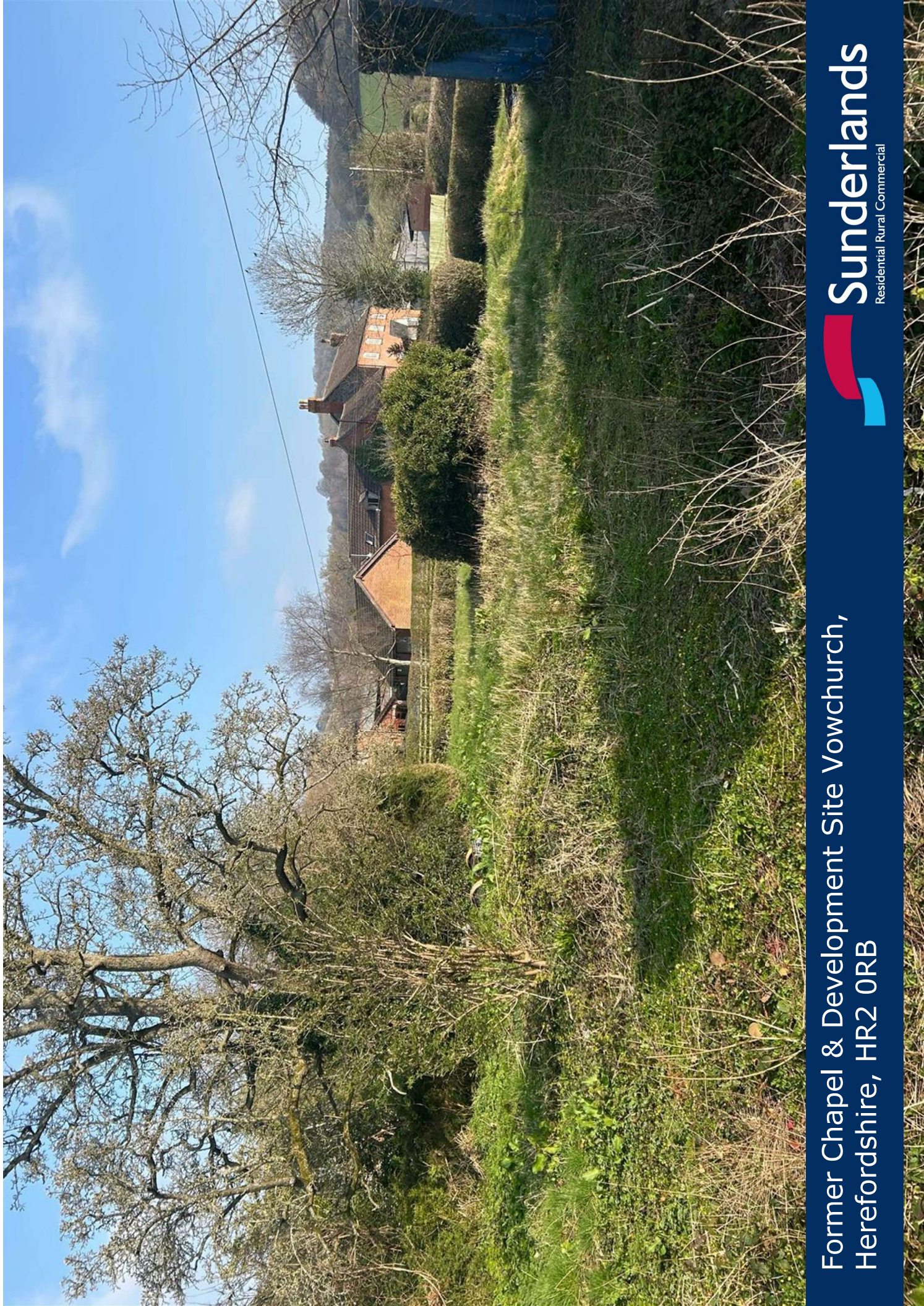




Former Chapel & Development Site Vowchurch,
Herefordshire, HR2 0RB



Sunderlands
Residential Rural Commercial



Sunderlands
Residential Rural Commercial

Former Chapel & Development Site
Vowchurch
Herefordshire
HR2 0RB

Summary of Features

- Excellent development opportunity to both convert and construct new dwellings
- Situated in the heart of the very popular Village of Vowchurch
- Full Detailed Planning Consent
- For Sale by Informal Tender on Monday 2nd June 2025

**For Sale By Informal
Tender £350,000**

For Sale by Informal Tender on Monday 2nd June 2025 at 12 noon.

A freehold development site comprising a former chapel building together with a level area of ground upon which Planning Permission has been granted for construction of a single detached dwelling.

Both properties are a very good size with 3 bedroom accommodation in each.

Situation:
Situated in a slightly elevated location in the popular Village of Vowchurch in the heart of the Golden Valley. The properties, when completed, will have far reaching views over open countryside to the north.

The village itself is a quiet, popular low density village with a good range of local amenities in nearby Peterchurch and Kingstone a short driving distance away.

Planning Permission:
Planning Permission was granted on 28th November 2024 under Application No. 240652 for the conversion of the former chapel and the construction of a single detached dwelling on the land adjacent to it. The Planning Consent is a Detailed Consent with full information in respect of access and services. The conditions, principally relating to the submission of materials for approval.

In addition to the Planning Consent, full details in respect of foul and surface water drainage are available on the Planning Portal, as are the Ecological Reports and Aboricultural Impact Assessment, as it should be noted that the property does have one tree on the boundary with a TPO.

Services:
Mains water and electricity are available. Drainage as per the detailed report. No gas in the area.

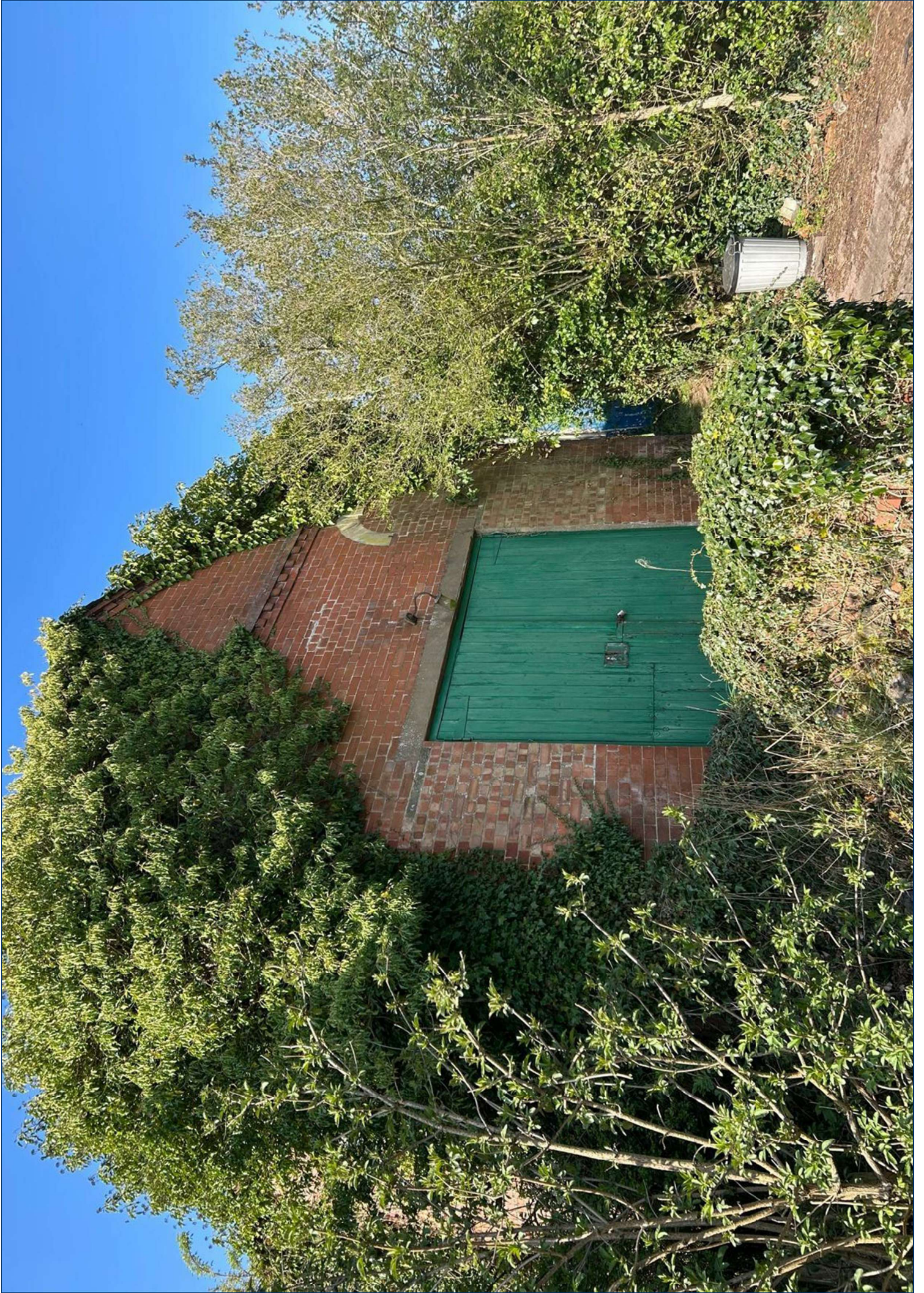
Planning Approval:
As per the attached Scheme, the current Planning Consent provides for two good sized detached dwellings, the conversion of the former chapel having accommodation of; Entrance Porch, Living Room,

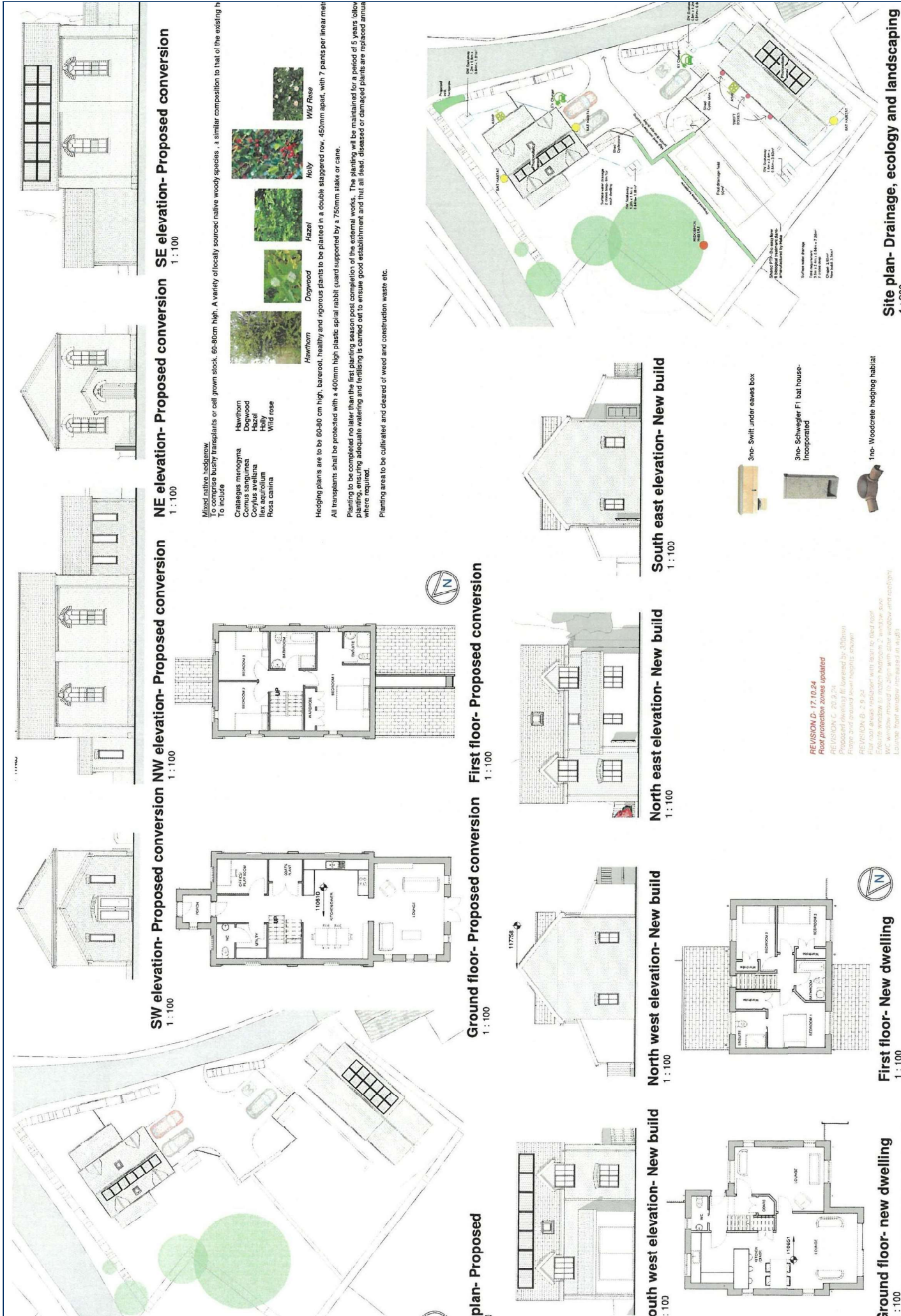
Kitchen/Dining Room, Office, Cloakroom, Utility and stairwell into the First Floor Landing with Master Bedroom, En Suite, two further Bedrooms, separate Bathroom. The joint entrance driveway leads to a good sized parking area and gardens.

The detached dwelling has Consent for a large property with accommodation of; Entrance Hall, separate WC, Kitchen/Living Area and separate Sitting Room together with First Floor Landing, Master Bedroom with En Suite, two further Bedrooms and Bathroom, once again having ample parking and good sized gardens.

Viewing:
By calling at the site at any reasonable time. Access to the interior of the chapel is by appointment only.

Mode of Sale:
The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Former Chapel & Development Site at Vowchurch' and addressed to 'John Dillon, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ'. The Tender document must be received by Monday 2nd June 2025 no later than noon.





Directions

From Hereford, proceed in a southerly direction along the Abergavenny Road, turning right for Clehonger/Madley after just leaving the city. Continue into the Village of Clehonger, turning left (signposted Kingstone). After proceeding through the Village of Kingstone, turn right at the T junction and continue for approximately 4 miles, turning left towards Vowchurch. After a short distance, the site will be located on the left hand side (as denoted by the Agent's For Sale board).

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Sunderlands

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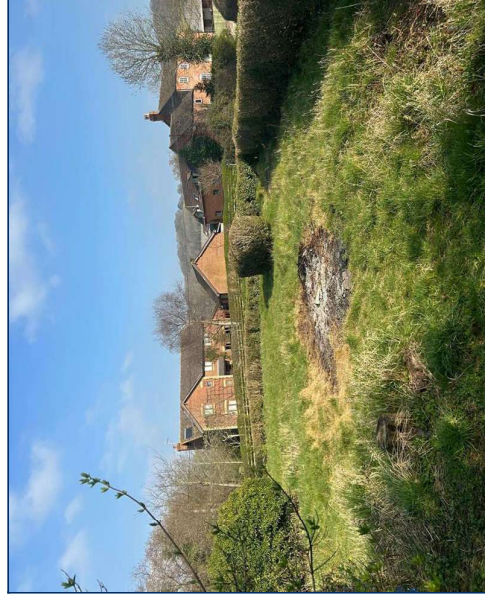
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.