



The Wensleys

Howle Hill, Ross on Wye, HR9 5SH



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An attractive opportunity to acquire a plot with significant development potential, situated in the sought-after Howell Hill area. Ideal for those seeking a renovation project.

- Detached 2-bedroom cottage in need of full renovation.
- Generous plot extending to 0.34 acres
- Private setting
- Rural yet accessible location

FOR SALE BY INFORMAL
TENDER
Offers in Excess of £225,000

Tender deadline Wednesday 5th
August 2026

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DESCRIPTION

An exciting opportunity to purchase a rural property in need of full renovation situated within the highly attractive area of Howell Hill. The cottage offers 2-bedroom accommodation in need of complete renovation offering an attractive opportunity to those looking for a project.

The property is sat on a large plot offering scope for further development, subject to planning.

SITUATION

The property is situated in a sought-after location within the Wye Valley national landscape on Howell Hill within the jurisdiction of Ross on Wye. Howell Hill is rural in nature however service facilities located 3 miles north in Ross on Wye.

Ross on wye provides a comprehensive range of service facilities with both local and nationwide shop and restaurants. Ross on Wye has a leisure centre, both junior and secondary school and offers excellent transport links situated just off the A40 dual carriageway, offering links to the M50 and M4 motorway networks.

ACCOMMODATION

The property is accessed via **two porch areas**, with the first providing entry into the **sitting room** which benefits from a fireplace and two windows. The **kitchen** is fitted with a tiled floor and an oil-fired cooker, with space for a range of kitchen units and appliances subject to the purchaser's requirements.

The first floor comprises two well-proportioned **bedrooms**, each offering good levels of natural light. The accommodation retains a traditional layout and provides scope for reconfiguration if required, subject to any necessary consents.

The property requires renovation throughout, including updating and modernisation, and offers an opportunity for purchasers to refurbish the accommodation to their own specification.

OUTSIDE

Externally, the garden extends to 0.36 acres located south of the property. The garden has the potential to be a delightful cottage style garden with a stone outhouse.

The garden also offers potential to extend the property or to separate into a plot, subject to obtaining planning permission

LOCAL AUTHORITY

Herefordshire County Council

PLANNING

The property had planning permission granted in January 2020 to demolish the existing dwelling and provision of replacement dwelling under the reference number 194422.

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

GUIDE PRICE

Offers in Excess of £225,000

METHOD OF SALE

The property is to be sold by Informal Tender. Best and Final offers are to be received by 12 Noon on Wednesday 5th August 2026

Please contact the agent for the relevant forms.



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



