

Development Site in Almeley, Herefordshire,
HR3 6LE

BK | Bruton
Knowles

Residential Development Opportunity

Land to the North of West View, Almeley, Herefordshire, HR3 6LE

An excellent rural development site with outline planning permission for 7no. dwellings on the edge of Almeley in north-west Herefordshire.

Kington – 5 miles | Hereford – 15 miles

For Sale by Informal Tender

Guide Price: £500,000

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale an excellent development site in the rural village of Almeley, which benefits from outline planning permission for up to 7no. dwellings. The scheme received outline approval in December 2024 with all matters reserved bar access.

Description and Location

The site lies on the northern edge of the small rural village of Almeley and benefits from direct road access via the C1080. The subject site extends to approximately 1.5 acres (0.6 hectares). The site is currently laid to pasture with field gate to the road, although a new access to the site has received approval. The field is bound by the highway to the east and West View residences to the south with the wider field open to the north and west.

Almeley is a small rural settlement but has good community amenities including village hall, church, primary school, public house and cricket club. Kington is located some 5.5 miles to the north with secondary school, shopping, eating and leisure facilities. The city of Hereford offers wider employment facilities some 15 miles to the south whilst the Welsh border is some 5 miles to the west. The nearest rail service is Leominster (13 miles).

Planning

The subject site falls within the administrative area of Herefordshire Council and received an allocation for residential development in the Almeley Neighbourhood Development Plan (NDP). The land falls outside the Almeley Conservation Area and is subject to a public right of way which is to be retained along the southern boundary of the proposed scheme. The site received approval for outline planning permission for up to 7no. dwellings in December 2024:

- **P232485/O** – *Outline planning application with all matters bar access reserved for the erection of up to seven dwellings.*

Proposed Scheme

The subject site benefits from outline planning for up to 7no. dwellings. An indicative masterplan has been drafted by Koda Architects representing 7no. detached dwellings each benefitting from parking for two vehicles and generous garden space. A new access is to be created further north of the existing access to the field to provide for a safer visibility onto the adjoining highway.

It is suggested that by providing up to 7no. dwellings, there is an ability to provide a housing mix of 2 and 3-bed dwellings. As the approval is based on outline only, detailed designs have not been prepared, however the indicative masterplan and supporting documents demonstrate that constraints have been assessed and a reserved matters application is achievable. For full technical information and drawings, please refer to the data pack.

Services

Mains electricity, sewerage and water are available nearby. Foul drainage is to connect via a gravity connection to Welsh Water public sewer network.

Gigaclear have a broadband route in the adjacent highway. Bruton Knowles have not carried out any tests as to the availability of any existing services and parties are to make their own enquiries in this regard.

Section 106 (S.106) / Phosphates

The subject site falls outside of the River Lugg Catchment in which Nutrient Neutrality must be demonstrated and therefore no phosphate credits are applicable. There are no additional Section 106 or Community Infrastructure Levies (CIL) to be considered. No further biodiversity net gain (BNG) is applicable.

Terms

The Freehold interest on the site is for sale via Informal Tender, with tender deadline being Friday 21st March 2025. Unconditional offers are invited although offers subject to approval of reserved matters may also be considered. Bidders are asked to outline their proposals on the Tender Form found in the Data Pack.

Guide Price: £500,000

Tenders should be submitted to Ben Owen at ben.owen@brutonknowles.co.uk

Further Information & Viewings

A Data Pack has been prepared by the agents providing further planning and technical information including drainage and access reports and architects' drawings. For access please email Ben Owen (ben.owen@brutonknowles.co.uk).

The land can be viewed from the adjoining highway or the public right of way through the field.

what3words: //teaspoons.forensic.circling

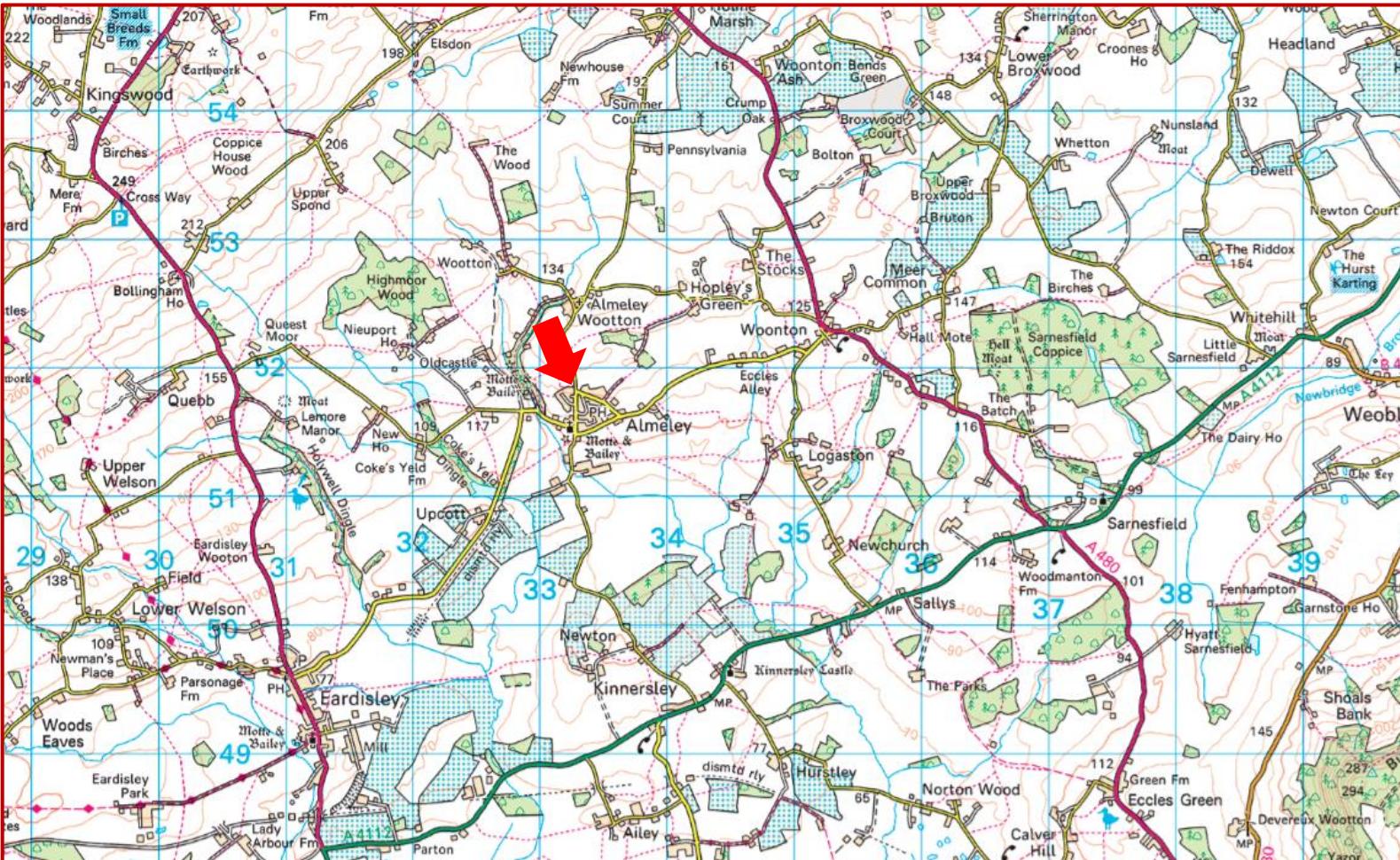
Subject to Contract – February 2025



Indicative Site Plan

(not to scale)





Legal Information

Each party is to incur their own legal costs in respect of the transaction. The site forms part of the wider Land Registry title HE60276.

Money Laundering

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the Owners of the property take responsibility for any injury however caused.

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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared February 2025. Photos taken February 2025

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