

# FOR SALE Residential Development Opportunity

Land at The Balance, Titley, Herefordshire, HR5 3RU



Eywood Lane

The Stag Inn, Titley

BA355

# Residential Development Opportunity – Titley, Herefordshire

For Sale – Guide Price of £420,000



An excellent rural site with full planning consent for five large 4-bedroom dwellings on the edge of the rural village of Titley.

Kington – 2.8 miles | Hereford – 19 miles

## Introduction

Bruton Knowles are delighted to offer for sale this excellent rural development opportunity for a site with full planning permission for five 4-bedroomed dwellings on the edge of the rural village of Titley in north-west Herefordshire.

The site lies in the centre of the Titley which benefits from a church, village hall and The Stag public house. Titley is positioned on the B4355 halfway between the rural market towns of Kington and Presteigne.

Both towns offer useful amenities including primary and secondary education, supermarkets, shopping and sporting facilities. The City of Hereford offers wider employment, eating and recreation opportunities. The nearest rail service is Leominster 13.5 miles east.

## Planning

The site falls within the administrative area of Herefordshire Council. The subject site benefits from full planning permission for 5no. dwellings. Following outline planning being granted in 2016, the reserved matters application was approved in February 2025 and the phosphates credits secured by the Vendor.

**P192515/RM** – Application for approval of reserved matters following outline approval. Approved 14 February 2025.

**P160581/O** – Proposed site for the erection of 5 no. four bedroom dwellings. Approved 21 April 2016

## Proposed Scheme

The site is currently an agricultural yard with a farm building to be removed following completion. The yard is to be split into two, the land benefitting from planning permission will be sold and the Vendor will retain a right of way to the eastern edge of the site. There are mature trees and hedgerows surrounding the site which are to be retained as part of the scheme.

The development benefits from private access from Eywood Lane and will have a drive following the eastern boundary of the site. Plot 1 benefits from private access to the left of drive, whilst the remaining four plots share the access further north.

Each dwelling will benefit from a private car port, large gardens and four bedrooms on the first floor. Plot 1 is proposed to be a farmhouse traditional in appearance with other properties within the village, with the other four dwellings are predicated on traditional agricultural buildings. Please see the prepared Data Pack for full drawings. Internal areas of each dwelling are outlined below:

Plot	Drawing	sq.m.	sq.ft.
1	7218-1-21-B	185	1,960
2	7218-1-22-A	162	1,750
3	7218-1-23-A	168	1,815
4	7218-1-24-A	176	1,891
5	7218-1-25-A	167	1,800

## Services

Mains electricity and water are adjacent to the site. The outline permission confirmed that foul water is to be discharged to the mains sewer on Green Lane and surface water discharged via nearby outfall. 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 (S106) / Phosphates

The Vendor has agreed a Section 106 with Herefordshire Council. The Purchaser is to enter into this agreement and settle the outstanding balance of £41,832 prior to Commencement. A copy of this is available in the Data Room.

## Legal Information

Each party are to incur their own legal costs in respect of the transaction. A legal undertaking is to be provided by the Purchaser in the event they withdraw from negotiations.

The land forms part of the wider Land Registry titles HE27918 and HW101352.

## Terms

The Freehold interest on the site is for sale via private treaty. Unconditional offers are invited.

Guide Price: £420,000

All offers should be submitted to Ben Owen at [ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk)

## Further Information & Viewings

A Data Pack has been prepared that provides detailed technical and planning information to include surveys, planning reports and drawings from the recent planning approval and the outline approval.

For access, please call the Leominster Office on 01568 610007 or email Ben Owen ([ben.owen@brutonknowles.co.uk](mailto:ben.owen@brutonknowles.co.uk)).

The land can be viewed from the gateway off Eywood Lane. Should you wish to walk the land, we would ask that viewers take a set of these particulars along.

**Subject to Contract – May 2026**

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Plot 1



Plot 2



Plot 3



Plot 4



Plot 5



SITE SECTION AA



Drawings illustrative and not to scale

[brutonknowles.co.uk](http://brutonknowles.co.uk)

# FOR SALE

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#### Contact:

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**HEALTH AND SAFETY:** Prospective Purchasers should take all necessary care when inspecting 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.



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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