

Development Site at Luston

Leominster, Herefordshire, HR6 0AP



For Illustrative Purposes Only

For Sale | Code 12209

brutonknowles.co.uk

Residential Development Opportunity – Land South of Luston



Guide Price £400,000 Freehold

An excellent development opportunity with full planning consent for five dwellings on the edge of the rural village of Luston.

Leominster – 2 miles | Ludlow – 8 miles

Inviting 'Expressions of Interest'

Introduction

Bruton Knowles are delighted to offer for sale this excellent rural development site benefitting from full planning permission for five dwellings on the edge of the rural village of Luston, a couple of miles north of Leominster, north Herefordshire.

The site lies to the south of Luston, a rural village benefitting from a primary school, public house and local farm shop. Luston is located on the B4361 linking Leominster and Ludlow. Both rural market towns offer wider amenities including primary and secondary education, supermarkets, shopping and sporting facilities. The City of Hereford (14 miles south) offers wider employment and recreation opportunities. The nearest rail service is Leominster 3 miles south.

Planning

The site falls within the administrative area of Herefordshire Council. The subject site benefits from full planning permission for 5no. dwellings having recently been approved on 24th March 2025. The subject site falls within the Luston Conservation Area.

P203675/F – Proposed erection of five dwelling houses with associated drainage arrangements together with vehicle access from B4361 (AMENDED)

Proposed Scheme

The subject site extends to approx. 0.6 acres (0.26 ha) and is currently in agricultural use, having recently been used as a pony paddock, as well as an additional small rectangular parcel with access from the highway.

The development will benefit from shared access from the B4361, and will incorporate 1no. 2-bed bungalow, 3no. 3-bed dwellings and 1no. 4 bed dwelling. Plots 2-5 are proposed to be semi-detached. Each dwelling will benefit from parking for at least two vehicles and private gardens. Full accommodation for each plot is outlined below:

	Plot	sq.m.	sq.ft.
1	2 bedroom	80	866
2	3 bedroom	139	1,493
3	3 bedroom	158	1,700
4	4 bedroom	181	1,943
5	3 bedroom	139	1,800

For Hook Mason's architects' drawings and elevations, please refer to the Data Pack prepared.

Services

Mains electricity and water are adjacent to the site. Foul drainage is to be pumped to the mains sewer some 130m to the west. Surface water is to be discharged via outfall to a nearby watercourse. 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 and purchased the necessary phosphate credits from the Luston Wetlands Scheme. The signed document is available within the data pack.

Legal Information

A legal undertaking is to be provided by the Purchaser in the event they withdraw from negotiations. The Vendor wishes to retain a right of way through the completed site to access his retained land.

Land Registry titles HE49482 and HE65599.

Terms

The Freehold interest on the site is for sale via 'Expressions of Interest', with an initial deadline of Friday 16th May 2025. Unconditional offers are invited. Bidders are asked to outline their proposals on the pro forma found in the Data Pack.

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

Further Information & Viewings

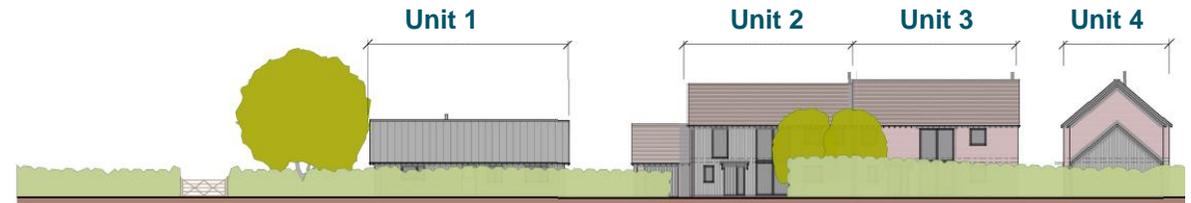
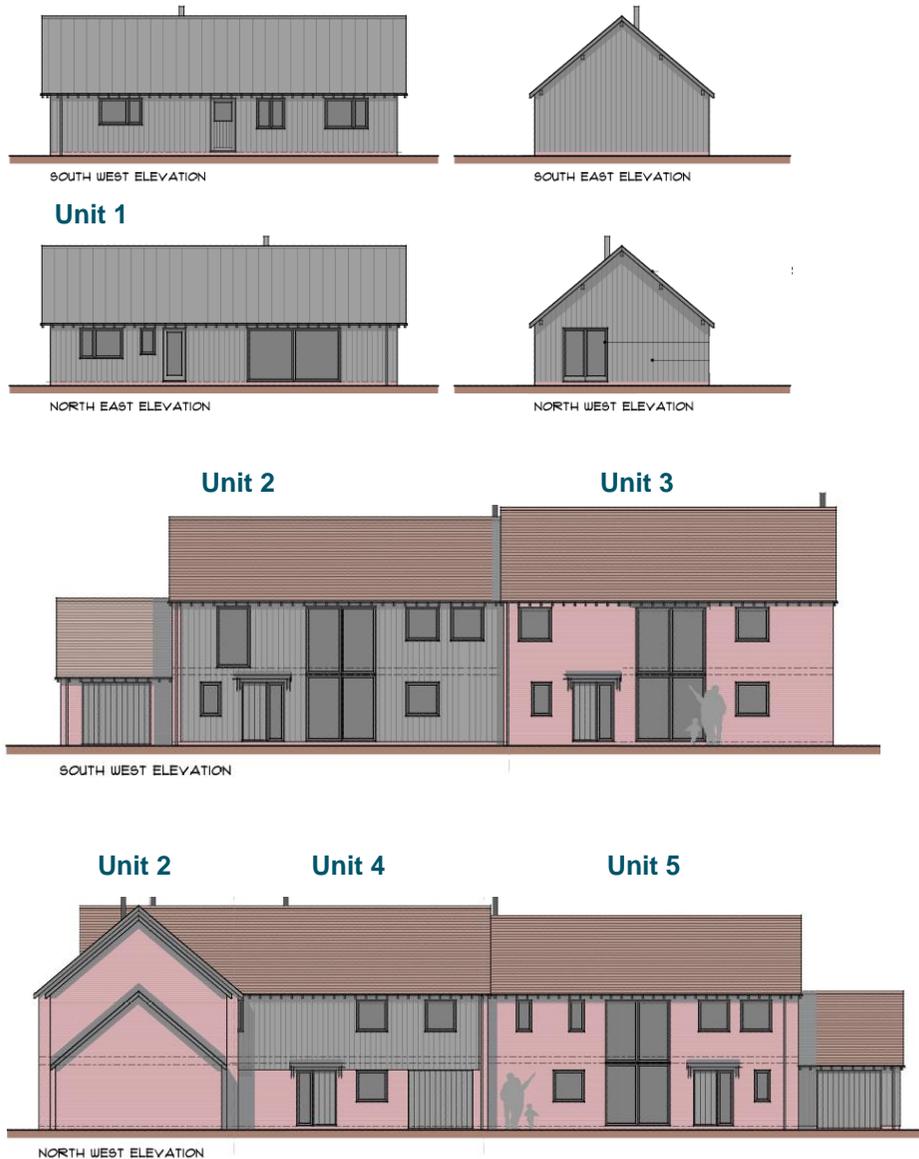
A Data Pack has been prepared that provides detailed technical and planning information to include surveys, planning reports and drawings from the recent planning approval and the outline approval. Please contact Ben Owen for access. There is prospective purchaser interested in the completed dwelling of Plot 1.

The land can be viewed from the existing access off the B4361. Viewings are undertaken at the viewers' risk.

Subject to Contract – April 2025

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SOUTH WEST STREET SCENE FROM B4361 - 1:200



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/// what3words [succeed.piston.scoop](https://www.what3words.com/succeed.piston.scoop)



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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.

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