

FOR SALE

Residential Development Opportunity

Land at Munderfield, Bromyard, Herefordshire, HR7 4JU



**BRUTON
KNOWLES**



For Illustrative Purposes Only

For Sale | Code 12363

brutonknowles.co.uk

A unique opportunity to purchase a 5-unit development site with detailed planning approval in Munderfield, east Herefordshire.

Bromyard 2.5 miles | Hereford 12 miles
Worcester 16 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale via Informal Tender a development opportunity which benefits from detailed planning permission for 5no. dwellings in Munderfield, south of Bromyard.

Description

The site is regular in shape, relatively flat and extends to 0.5 ha (1.33 acres). It is central to the small rural village of Munderfield and benefits from frontage to the B4214 and paddocks to the south, west and north. It is bounded by mature hedgerows to all four sides which limits visibility from the highway.

Munderfield is a linear village characterised by rural properties and paddocks. The larger village of Bishops Frome is to the south with village hall, pubs and business park, whilst the market town of Bromyard is 2.5 miles to the north and offers education, recreation and healthcare facilities. The cities of Hereford and Worcester are both within 30-minute drives.

Planning

The site falls within the administrative area of Herefordshire Council. The subject site has Outline (including access) approval from May 2018 and Reserved Matters approval in January 2026:

- P180373/O:** Proposed outline application for residential development. Approved 23 May 2018. [Link](#)
- P211567/RM:** Reserved matters application following outline approval 180373/O. For residential development of 5 no. dwellings. Approved 9 January 2026. [Link](#)

The Vendors have varied outline planning condition 10 under reference P182182/O.

Proposed Scheme

The site proposes three detached properties with 3/4 bedrooms and a pair of semi-detached dwellings with 2/3 bedrooms. Plots 1 and 2 are to benefit from a single garage, with all properties benefitting from ample off-road parking and generous rear gardens. A full schedule of accommodation is set out in the table below:

	Plot	Sq.m.	Sq.ft.
1	Detached, 4-bedroom	141.6	1,524.3
2	Detached, 4-bedroom	139.1	1,497.2
3	Semi-detached, 2-bedroom	93.6	1,007
4	Semi-detached, 2/3-bedroom	93.6	1,007
5	Detached, 3/4-bedroom	125.6	1,352

A new access is to be created in the western boundary to the public highway. A comprehensive landscaping plan demonstrates management and creation of surrounding hedgerow and restoration of the rear orchard including new planting. Foul drainage is proposed to connect into the public sewer whilst surface water is designed to discharge via gravity to a nearby culverted watercourse. Full drawings and designs are available in the data pack prepared by the agents.

Services

Mains water and electricity are available near the site. 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 site falls within the River Lugg Special Area of Conservation and therefore it must demonstrate nutrient neutrality. The Vendor has paid a 10% deposit to secure

necessary phosphate credits from Herefordshire Council via Section 106 Agreement. The Purchaser is to account for the remaining balance of £8,820 prior to commencement by entering into the Section 106. Full details are available in the data pack.

We understand that there are no further CIL, BNG or affordable housing obligations.

Legal Information

The land is registered with HM Land Registry under title HE58881.

Both parties to incur their own legal costs.

Terms

The Freehold interest in the site is for sale via Informal Tender with a tender deadline of 6th March 2026. Unconditional offers are invited. Bidders are asked to outline their proposals on the pro-forma within the data pack.

Guide Price: £375,000

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. Access can be found on the Bruton Knowles website or please contact us for a copy.

The land can be viewed from the roadside – entry is at your own risk as livestock may be present. Viewers are asked to register their interest prior to viewing.

Subject to Contract – January 2026

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Plot 1



Plot 2



Plots 3 & 4



Plot 5



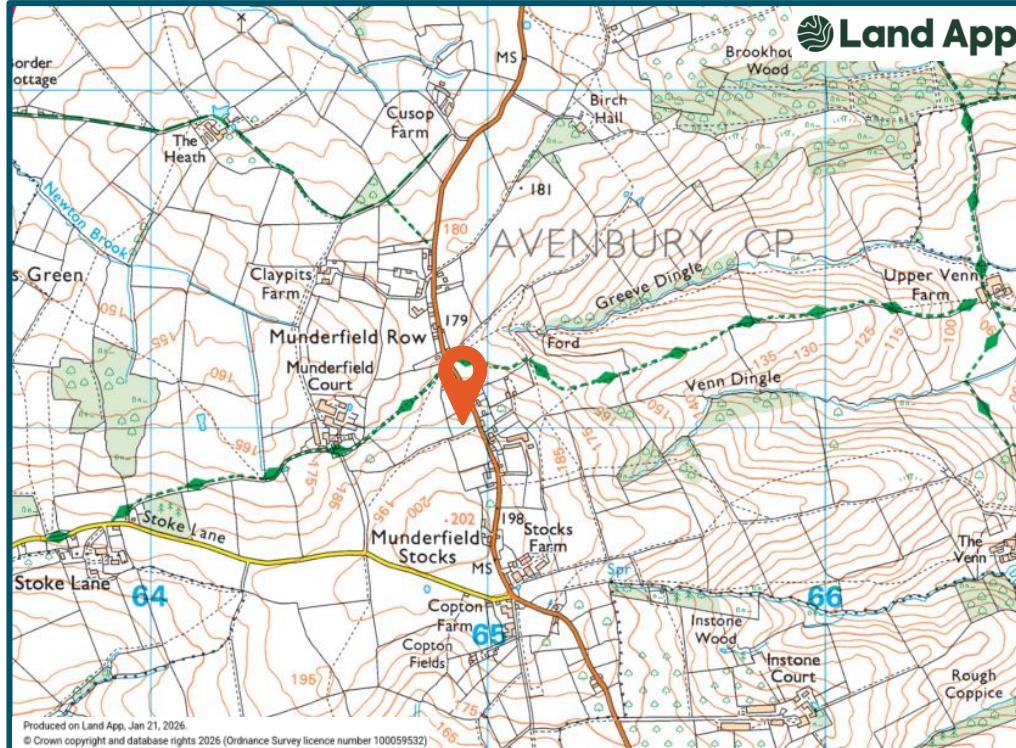
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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