

EXPRESSIONS OF INTEREST

Development Land at Canon Bridge, Madley, Herefordshire, HR2 9JF



Shared Access

Upper Hall Farm

The Elms

A superb opportunity to purchase two development sites with detailed planning approval for 5 units in Canon Bridge, west of Hereford. Available as a whole or in two Lots.

Hereford 7 miles | Hay-on-Wye 17 miles

Introduction

Bruton Knowles are delighted to invite 'Expressions of Interest' for two development sites in Canon Bridge, Madley which benefits from full planning permission for a total of 5 dwellings.

Description

The two sites are known as 'The Elms' and 'Upper Hall Farm' and currently comprise two sets of agricultural buildings 50 metres apart. Both are relatively flat and benefit from direct access to the C1196 to the west, with a traditional orchard to the east and arable fields to the north and south.

The sites are in a private, rural location but within 15-minute drive of Hereford. Canon Bridge is a small hamlet on the south-bank of the River Wye. It is 1.7 miles north of the larger village of Madley which benefits from a range of amenities including shop, primary school, pub, tennis and golf clubs. Secondary education is available at Kingstone with 5 miles.

Planning

The sites fall within the administrative area of Herefordshire Council. Both sites benefit from full planning permission:

- The Elms** – P251720/F: Proposed erection of 3 no. new-build bungalows, demolition of existing buildings, proposed 4 bay carport and associated works (in lieu of permission P242027/PA4). Approved November 2025. [Link](#)
- Upper Hall Farm** – P231294/F: Proposed erection of two dwellings, new landscaping, works to access, drainage infrastructure and associated works (in lieu of permission 213345/PA4). Approved January 2024. [Link](#)

Proposed Schemes

The Elms

The planning application proposes three new build bungalows each with 3 bedrooms. The site previously benefitted from Class Q permission for conversion of the agricultural buildings however, these are now proposed to be demolished. The proposed site access is to the south of the existing dwelling The Elms. Each property will benefit from gardens and parking via a 4-bay car port.

Upper Hall Farm

The scheme proposes demolition of the agricultural buildings and erection of two detached, three-bedroom dwellings with accompanying car port. Proposed access is to improve the current access to the buildings from the C1196. Both dwellings have generous gardens and sustainable features including solar PV and air-source heat pumps.

House Sizes			Sq.m	Sq.ft
1	The Elms	Bungalow, 3-bedroom	103	1,109
2	The Elms	Bungalow, 3-bedroom	103	1,109
3	The Elms	Bungalow, 3-bedroom	103	1,109
1	Upper Hall	Two-storey, 3-bedroom	165	1,776
2	Upper Hall	Two-storey, 3-bedroom	165	1,776

Both schemes are proposed to discharge foul water via Package Treatment Plants (PTP) to a drainage field via gravity. Surface water is to be discharged via soakaway. Full drawings and designs are included within the Data Pack.

Services

We believe mains water and electricity are available on 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 is outside of the River Lugg Special Area of Conservation and therefore no phosphate credits are applicable. The Elms scheme must demonstrate Biodiversity Net Gain (BNG) with a BNG assessment outlining how this will

be achievable on-site. This is included within the Data Pack. We understand there are no further CIL or affordable housing obligations.

Tenure

Freehold – vacant possession available. The Vendors will clear the sites unless otherwise requested upon completion.

Terms

We are inviting 'Expressions of Interest' for the scheme. This enables parties to put forward their proposals using the prepared pro-forma within the Data Pack. Parties may bid on the basis of 5 dwellings or for the 2 or 3-dwelling schemes in part. Unconditional bids are invited.

Guide Price - £450,000 to £500,000

All submissions are to be received by **13th March 2026** and sent to 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 for both planning applications. Access can be found on the Bruton Knowles website or please contact us for a link.

The land can be viewed upon reasonable daylight hours – entry is at your own risk as the land remains a working farm. Viewers are asked to register their interest with the agents prior to viewing.

Legal Information

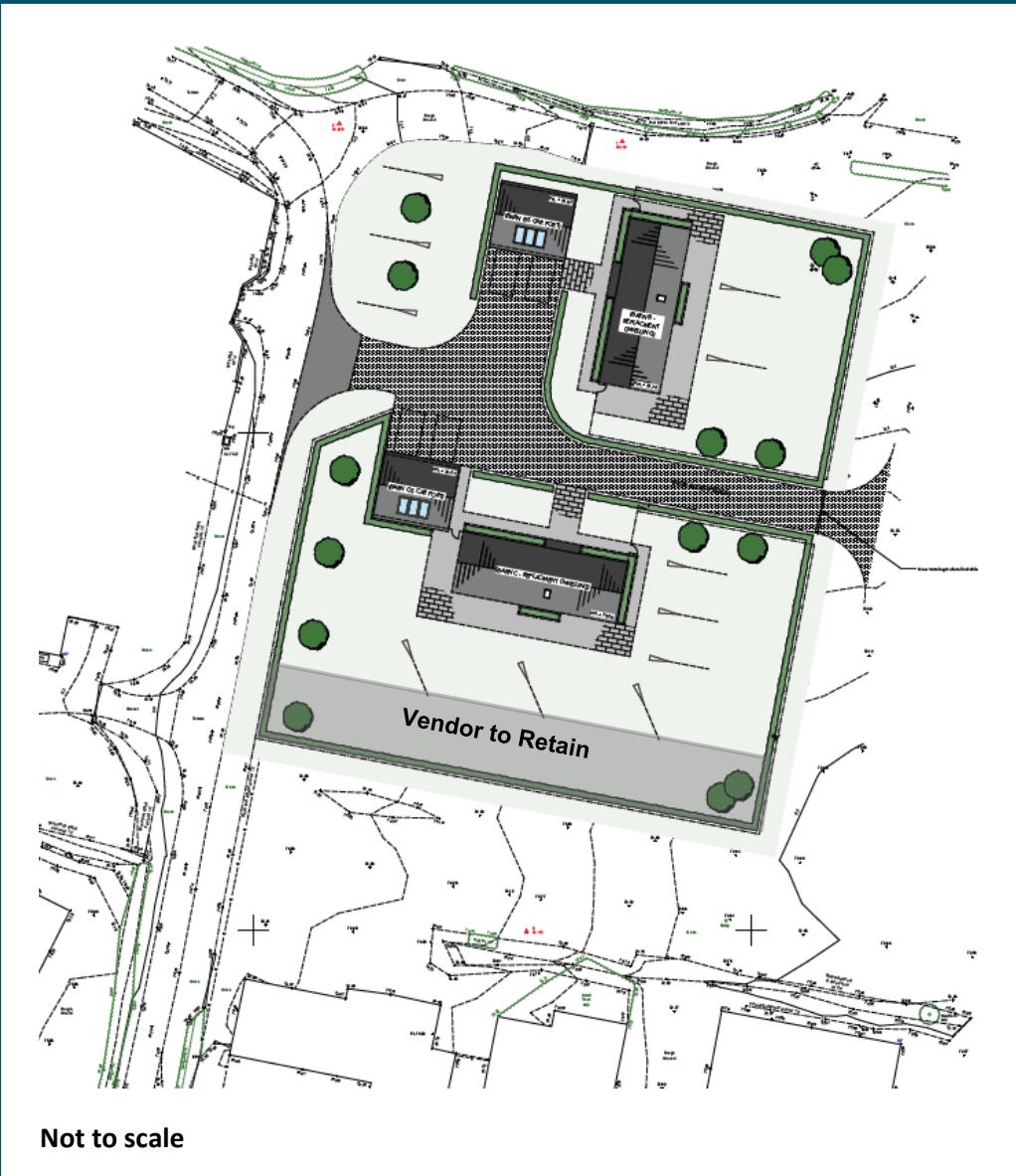
All parties to include their own legal fees.

The schemes form part of the wide HM Land Registry title HE59090. The Vendors are to retain a right of way through Upper Hall to serve their retained land.

Subject to Contract – February 2026

Land at Canon Bridge, Madley, Herefordshire, HR2 9JF

For Sale – Expressions of Interest



Upper Hall Farm



The Elms

FOR SALE

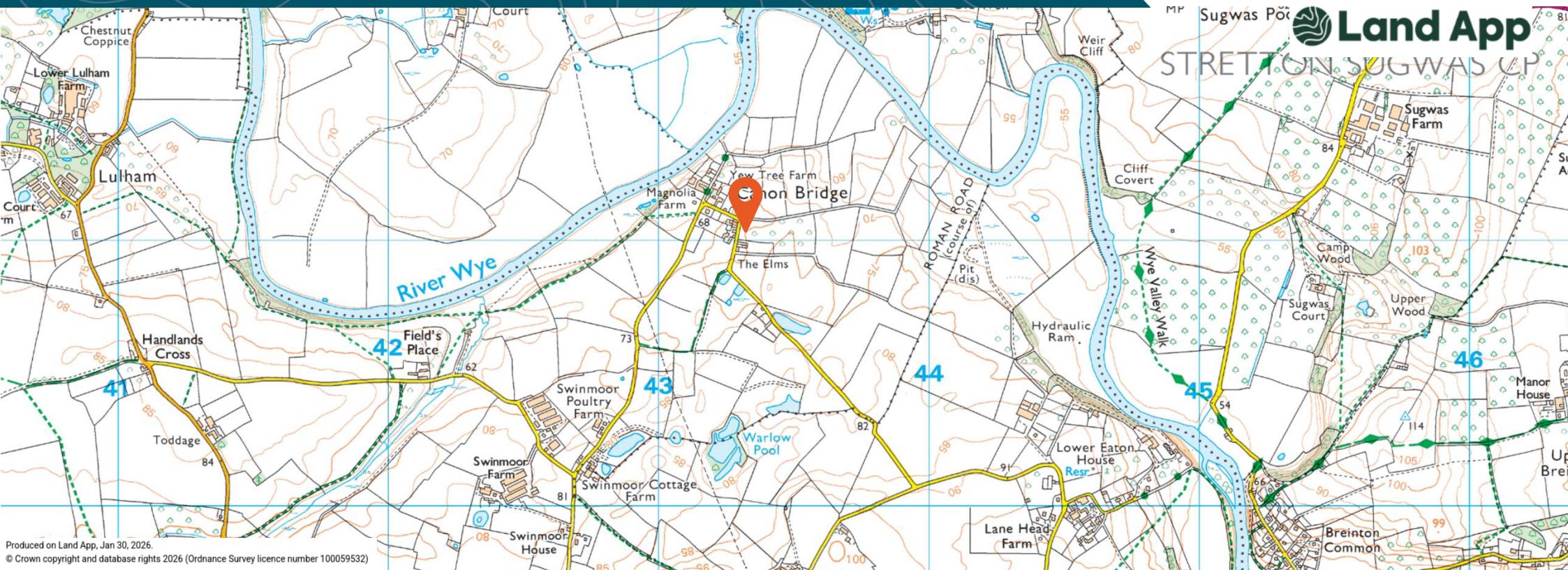
///what3words ///paler.flush.curtail

Land at Canon Bridge, Madley, Herefordshire, HR2 9JF



BRUTON
KNOWLES

Land App



Contact:

Ben Owen BSc (Hons)

Rural Officer

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

Leominster Office:

Easters Court, Leominster,
Herefordshire, HR6 0DE

T: 01568 610007

Agents Note:

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of the property.



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.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF