

Long Nursery Coppice, Walton

Presteigne, Powys, LD8 2RE



- Planning permission granted
- Modern four-bedroom dwelling
- Approx. 5 acres of woodland
- Stunning views over the Welsh hills

Illustrative Purposes Only

For Sale | Code 12455

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Residential Development Opportunity – Long Nursery Coppice, Presteigne LD8 2RE

Offers in Excess of £280,000 Freehold



A rare opportunity to purchase a plot with full planning permission for a large dwelling, nestled within approx. 4.8 acres of woodland on the Welsh border.

New Radnor 2.7 miles | Kington 6.6 miles

Bruton Knowles are delighted to receive kind instructions to offer for sale by Informal Tender a superb development opportunity which benefits from full planning approval for a large dwelling set within nearly 5 acres of woodland on the borders

Description

The property extends to 4.8 acres of gently sloping ancient woodland which is surrounding by fields of pasture. Historically, there was an two-bedroom dwelling of lightweight construction and in poor repair. This is accessed via a private track through the woodland from public road.

Location

The site sits in the foothills of the Radnor Forest and offers an intimate setting with stunning views overlooking the Welsh hills of Rhos Fawr and Great Creigiau. The A44 is less than a mile away, connecting mid-Wales with Herefordshire. New Radnor (1.5 miles) offers a local school, shop and church, whilst the rural towns of Kington and Presteigne are within a 15-minute drive offering secondary education, local shops and pubs and sports facilities. The City of Hereford is 23 miles away with direct rail connections to Birmingham, Cardiff and London Paddington.

Planning

The land falls within the planning jurisdiction of Powys County Council and benefits from full planning for a single dwelling:

- 24/0370/FUL: The erection of a replacement dwelling, package treatment plant and associated works
- 23/0703/CLE: Lawful Development Certificate under Section 191 for the retention of an existing dwelling and outbuilding, and use of land for residential purposes.



Proposed Scheme

The scheme refers to removal of the existing structure and a replacement 4-bedroom dwelling. The proposed dwelling is contemporary-designed and extends to 185 sq.m. (1991 sq.ft.) over two wings on the same ground level.

The accommodation is designed to maximise the spectacular views with open plan living space on the one wing and four double bedrooms (two with ensuite) on the other. They are connected by a modern central glazed link.

Externally is a large terrace overlooking far-reaching views and parking for multiple vehicles.

Planning information and drawings are included within the Data Pack prepared by the Agents.

Services

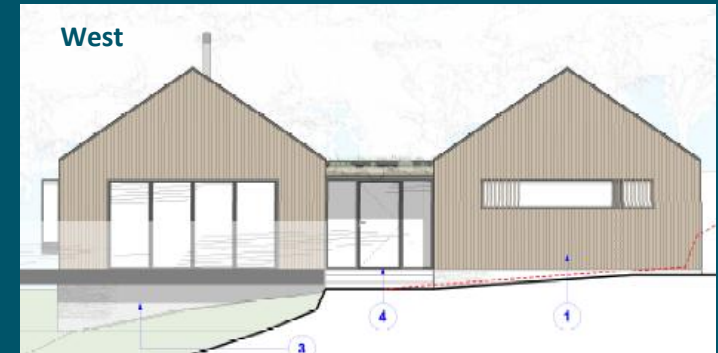
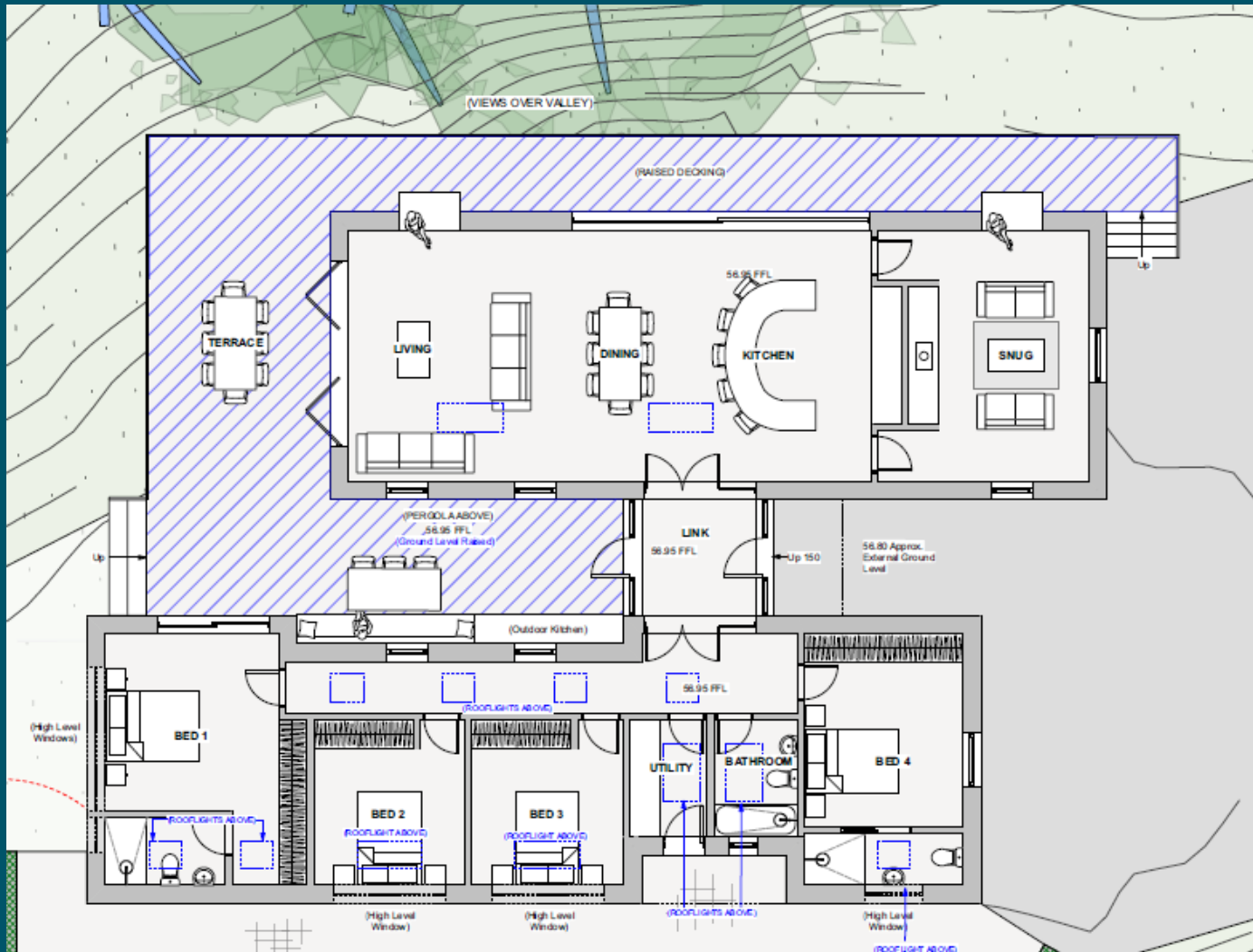
The property has private water via borehole and single-phase electricity. Foul drainage is via package treatment plant (PTP) to drainage field and surface water to soakaway. Roof water is to be recycled for non-potable supply. Interested parties should make their own enquiries as to the services available.

Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. Plans, photographs, and ordnance survey extracts have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

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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 and Photographs taken July 2026

FOR SALE

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Local Authority

Powys County Council

Tenure

Freehold – vacant possession available.

Terms

The Freehold interest in the site is for sale via Informal Tender with a deadline of Thursday 3 September 2026 (unless sold prior). 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 ben.owen@brutonknowles.co.uk

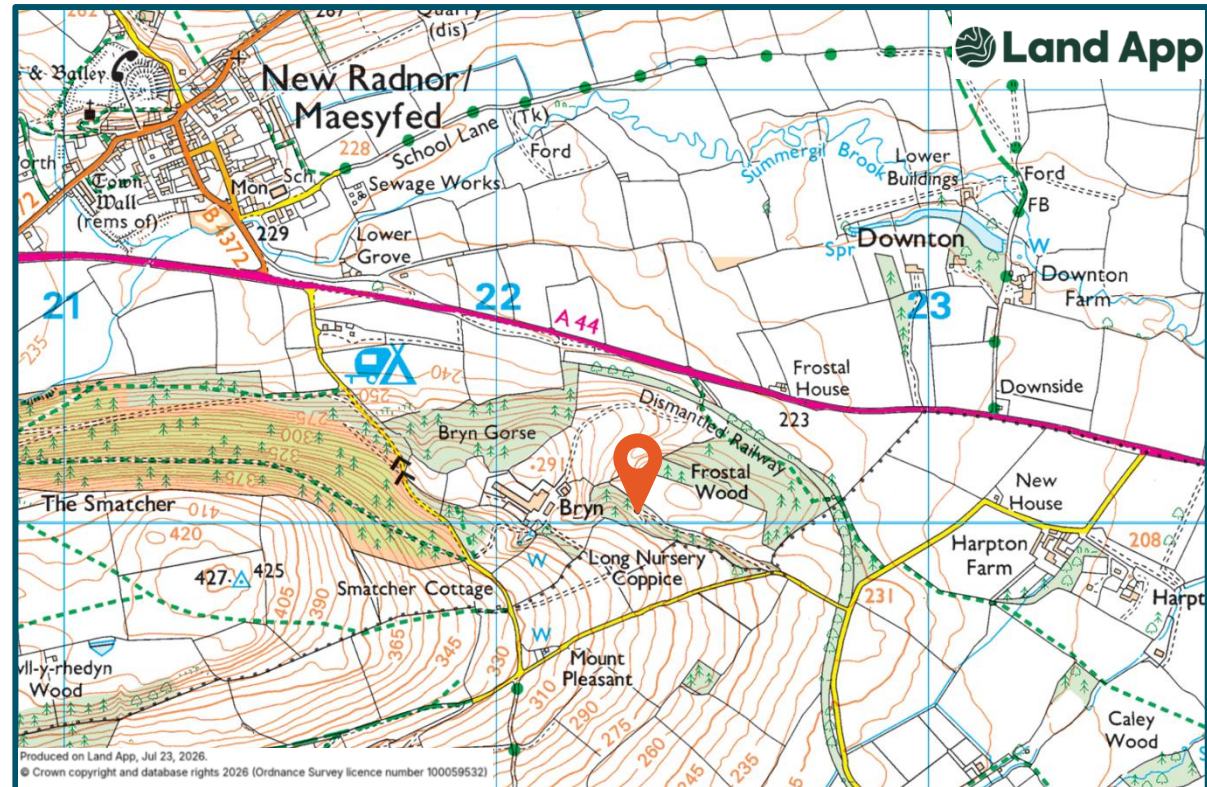
Money Laundering

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.

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 2024 planning approval and is available on the Bruton Knowles website.

Viewings can be undertaken during daylight hours upon production of these particulars. It is suggested that viewers park at the gateway and walk up the track to the flat area for the proposed dwelling. Please contact agents for the gate code. We would advise wearing trousers. Viewings are undertaken at the viewers' risk and the Agents' nor the Vendors will be responsible for any injury caused.



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Herefordshire, HR6 0DE

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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.

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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