

White House Cottages

Clifford, Hereford, HR3 5ET



**BRUTON
KNOWLES**

- Investment/development opportunity
- Planning for three new dwellings
- Pair of semi-detached cottages
- 1.5 acre paddock



For Sale | Code 12451

brutonknowles.co.uk

White House Cottages, Clifford, Hereford HR3 5ET

Offers in excess of £600,000

Freehold



A rare opportunity to purchase a substantial development property comprising planning permission for three new dwellings, an existing pair of semi-detached cottages and a 1.5 acre paddock.

Hay 2 miles | Hereford 17 miles | Brecon 18 miles

Bruton Knowles are delighted to receive kind instructions to offer for sale by Informal Tender an excellent development or investment listing comprising a pair of semi-detached cottages, planning permission for two new builds and a barn conversion and a 1.5 acre paddock.

Location

White House Cottages are situated within the village of Clifford, a historic hamlet overlooked by the Norman Motte and Bailey Castle on the Welsh Border. Clifford is a desirable area with an excellent village primary school and thriving community. It is in a splendid, picturesque setting, on the banks of the River Wye with far reaching views towards the Black Mountains and Bannau Brycheiniog. The cultural town of Hay-on-Wye is 2 miles southwest, offering a range of independent shops, eateries and home to the renowned Hay Festival.

The A438 is 1.5 miles north of the property via the Whitney Toll Bridge. This connects the City of Hereford (17 miles) with the Mid-Wales town of Brecon (18 miles), offering further recreation, education and employment opportunities. The nearest rail service is Hereford offering connections to London Paddington, Birmingham, Manchester and Cardiff.



White House Cottages

The cottages are a pair of semi-detached dwellings, with rendered elevations under a plain tiled roof. Both dwellings have three-bedrooms on the first floor with kitchen, living room and utility area on the ground floor. They benefit from UPVC windows, are heated via LPG boiler and radiators and served by mains electricity and water and private drainage to septic tank.

Both share a large lawned garden and No. 2 has parking to the rear and No. 1 benefitting from front parking and direct access to the main road.

Both properties have use of some timber portal outbuildings which offer useful storage and amenity space.

The cottages offer the potential to convert into a single detached dwelling or renovate and modernise to continue as a pair of semi-detached properties. They might also be removed to benefit the wider planning permission subject to obtaining the necessary consents. They offer useful on-site accommodation alongside the neighbouring development.

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Development Site

The site benefits from planning approval for three new dwellings, approved in October 2025:

- **P250452/F**: Proposed erection of two dwellings; conversion of a redundant barn to a dwelling; and associated works.

The scheme proposes conversion of the stone barn adjacent to the cottages to a large dwelling with open-plan downstairs living and four double bedrooms with ensuite upstairs. It is proposed to have existing access onto the main road, and there is a useful timber portal barn offering future garage or ancillary accommodation subject to planning.

The new detached dwellings are located to the west and east of the cottages respectively, both with attached garages and generous gardens. They are to benefit from the existing rear access to the north of the site. Proposed accommodation of the three units is shown in the table below:

Unit	Description	Sq.M.	Sq.Ft.
A	3-bed, detached, two-storey with garage	141.6	1,524
B	3-bed, detached, two-storey with garage	123.1	1,325
C	4-bed, barn conversion	192.0	2,067

Each dwelling is proposed to have its own package treatment plant to a drainage field and surface water drainage to soakaway. Full architect's drawings, elevations and technical information is available in the data pack.

Proposed Site Plan



Not To Scale

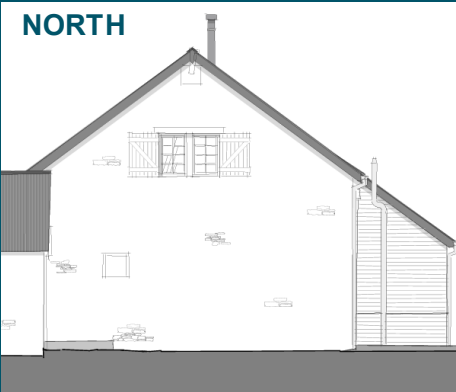
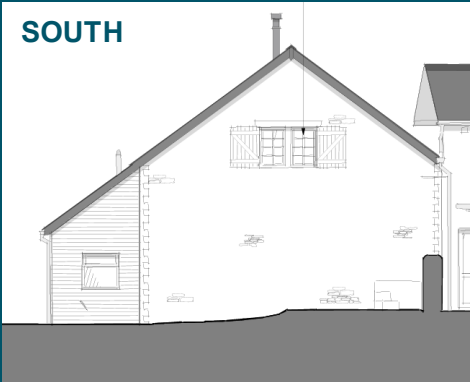
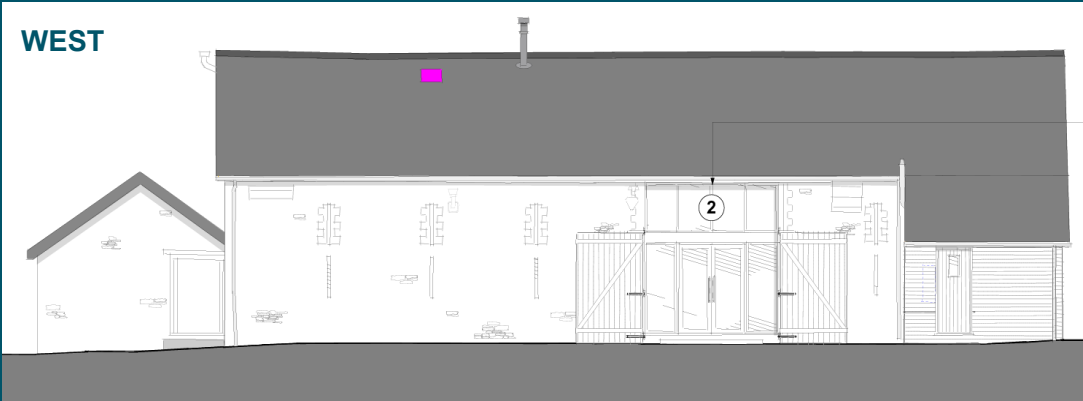
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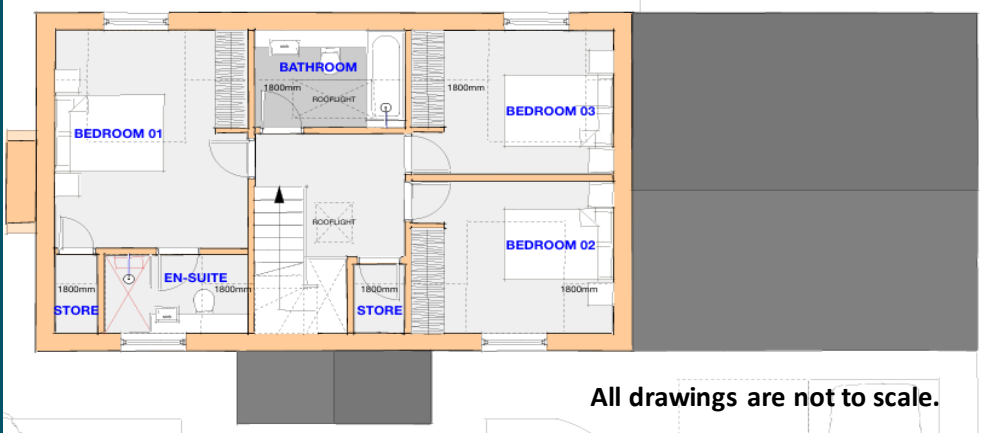
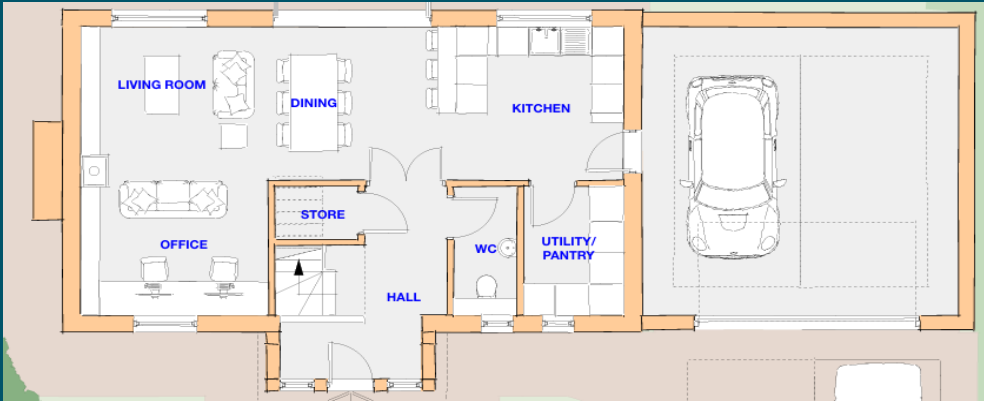
Freehold



Proposed Barn Conversion Elevations



Unit B Elevations and Floor Plan



All drawings are not to scale.

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Paddock

A grass paddock is also available, with existing access to the rear of the stone barn. It extends to 1.48 acres and has mature hedgerow as its boundary. The land is adjacent to the settlement boundary defined in the Clifford Neighbourhood Development Plan 2022. It offers amenity value to the existing dwellings or development potential subject to the necessary consents.

Overage

The 1.5 acre paddock is to be sold subject to an overage provision in favour of the Vendor. In the event that planning permission is granted for residential development on the paddock within a period of 20 years from the date of completion, the Vendor shall be entitled to receive 30% of the uplift in value attributable to such consent.

Services

Mains water and three-phase electricity are available on site. The existing and proposed dwellings are served by private treatment plants to drainage fields. Interested parties are to undertake their own enquiries in regard to 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.



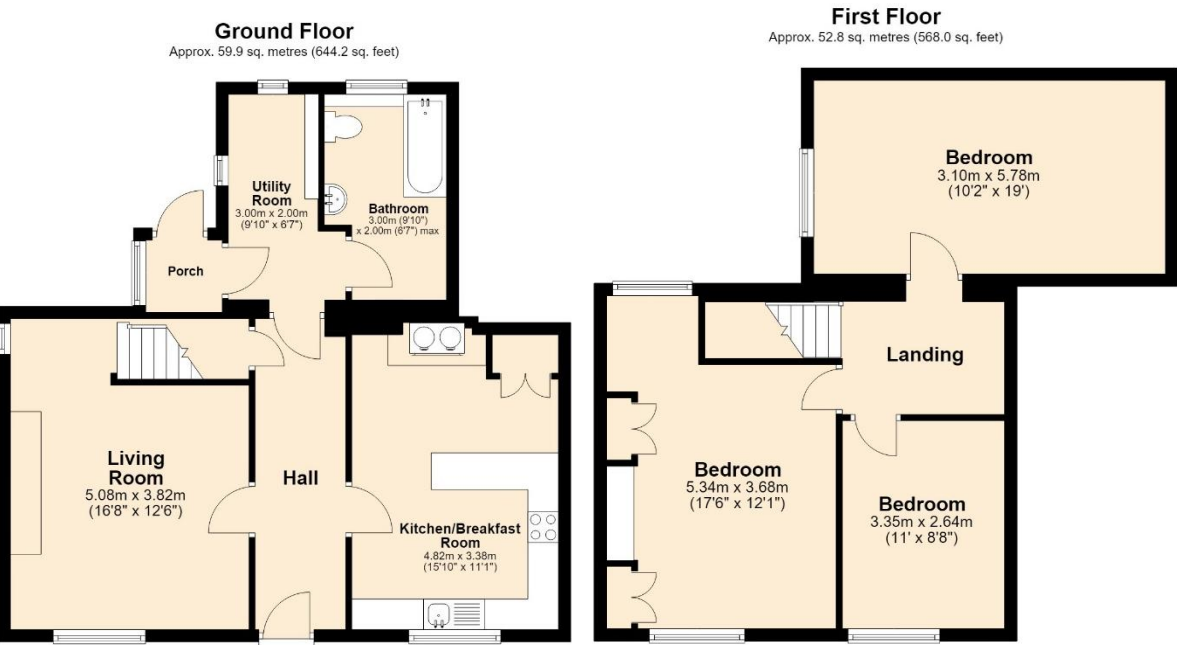
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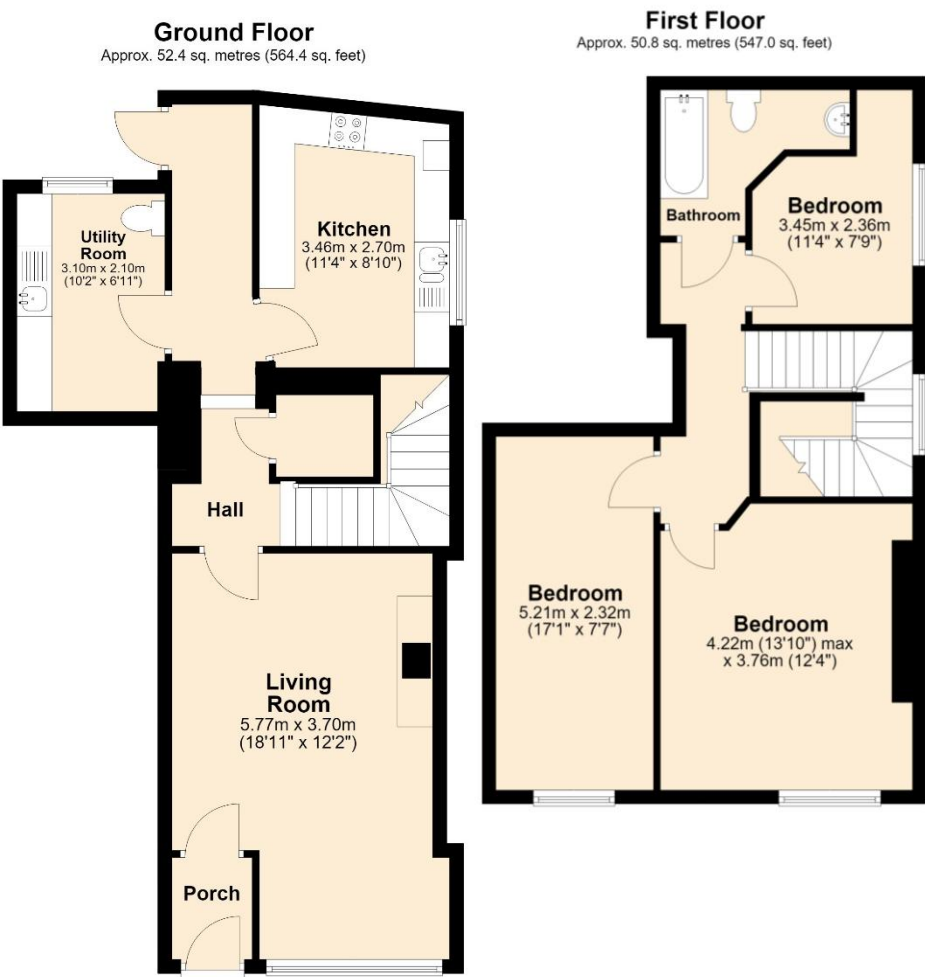
Freehold



1 White House Cottages



2 White House Cottages



1 White House Cottages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	29 F	
1-20	G		

2 White House Cottages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	35 F	
1-20	G		

Subject to Contract – July 2026



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Tenure

Freehold – vacant possession available

HM Land Registry

HE59287 and HE52918

Further Information and Viewings

A Data Pack has been prepared that provides detailed technical and planning information to include surveys, planning reports and drawings from the 2025 planning approval which is available on the Bruton Knowles website.

The property is available to view from the road. Set viewing days to inspect the cottages and stone barn are to be arranged with the Agents. Please call 01568 610007 to arrange.

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.

Terms

The Freehold interest in the site is for sale via Informal Tender with a deadline of Thursday 10 September 2026. Unconditional offers are invited on the whole 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



Contact:

Ben Owen BSc (Hons)

Rural Officer

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

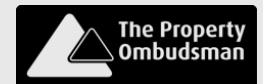
Leominster Office:

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.

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