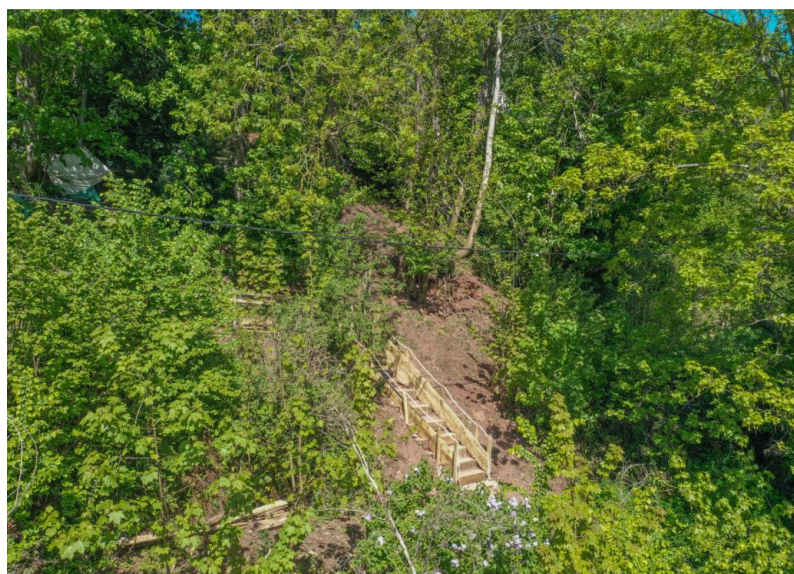




HOARWITHY

Guide price **£160,000**



www.archerandco.com

To book a viewing call 01989 768484

BUILDING PLOT AT TARRYSTONE HOUSE

Hoarwithy, Hereford, Herefordshire HR2 6QQ

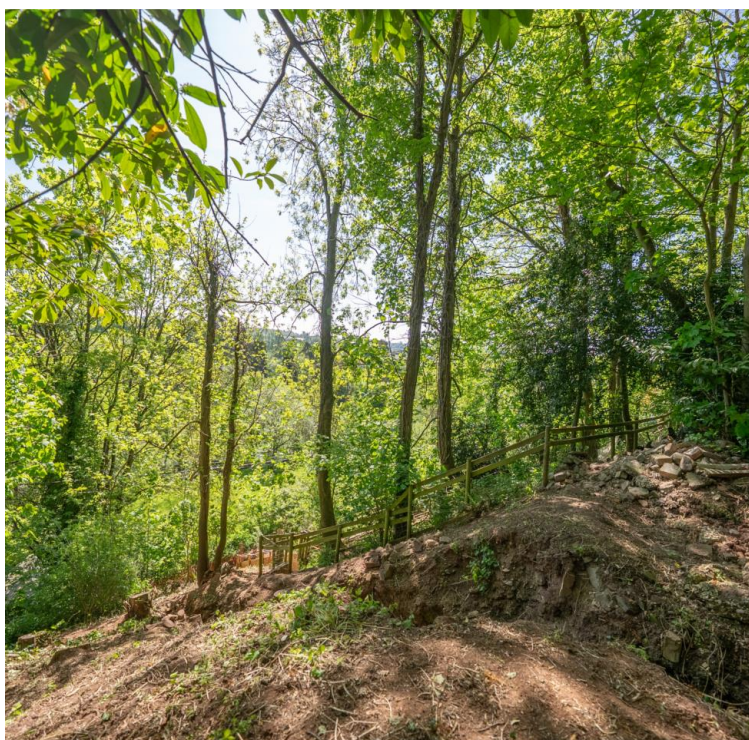


Full planning permission granted for unique two-bedroom woodland cabin
Architect-designed, eco-conscious
Located in scenic village

Set in an elevated and peaceful position on the edge of the picturesque village of Hoarwithy, this superb plot offers a rare opportunity to create a striking, architecturally-designed woodland property with breathtaking views across the rolling Herefordshire landscape. Planning permission has been granted with conditions (Ref: P242861/F) for "Proposed new self-build dwelling on land adjacent to Tarrystone House", carefully designed to blend with its natural surroundings while offering a distinctive and sustainable home.

Set in the heart of the stunning Herefordshire countryside, the village of Hoarwithy offers a rare blend of tranquillity, natural beauty, and rich architectural character. Overlooking the River Wye, this charming village is famed for St Catherine's Church, an extraordinary Italianate landmark that draws visitors year-round. Hoarwithy is a popular destination for walking, canoeing, and outdoor pursuits, with direct access to the Wye Valley Area of Outstanding Natural Beauty.

The village benefits from a traditional country pub, The New Harp Inn, and enjoys easy access to nearby market towns including Ross-on-Wye and Hereford, both offering a wide range of shops, schools, and transport links. Whether as a peaceful permanent residence or a countryside retreat, Hoarwithy offers the perfect balance of rural charm and convenience.



Guide price
£160,000



KEY FEATURES

- Full planning permission granted (Ref: P24286 I/F) for a unique two-bedroom woodland cabin
- Elevated position with stunning views over the Herefordshire countryside.
- Architect-designed build with eco-conscious features and minimal environmental impact
- Comprehensive reports submitted, including ecological, tree, drainage, and environmental assessments
- Peaceful setting ideal for a rural home, retreat, or holiday investment
- Located in the scenic village of Hoarwithy, near the River Wye and Wye Valley



STEP INSIDE



Set in an elevated and peaceful position on the edge of the picturesque village of Hoarwithy, this superb plot offers a rare opportunity to create a striking, architecturally-designed woodland cabin with breathtaking views across the rolling Herefordshire landscape. Planning permission has been granted with conditions (P242861/F) for a contemporary two-bedroom detached dwelling, carefully designed to blend with its natural surroundings while offering a distinctive and sustainable home.

Located in one of Herefordshire's most desirable and scenic locations, Hoarwithy is known for its Italianate church, riverside walks, and tranquil charm. The nearby market towns of Ross-on-Wye and Hereford offer a range of amenities, while the Wye Valley and surrounding countryside provide outstanding opportunities for outdoor pursuits.

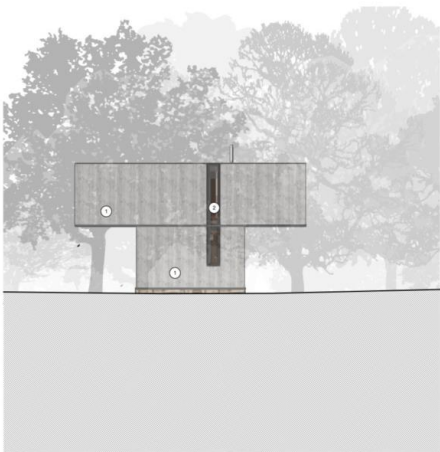
The proposed design is low-impact, featuring minimal foundations and a strong emphasis on ecology, landscape integration, and environmental performance. Large windows and open-plan living areas are intended to maximise the south-west facing views and natural light, making the most of the rural setting and woodland edge. The generous plot provides space for landscaped gardens or wildlife-friendly features, subject to further design.



1 South Elevation
Scale: 1:100



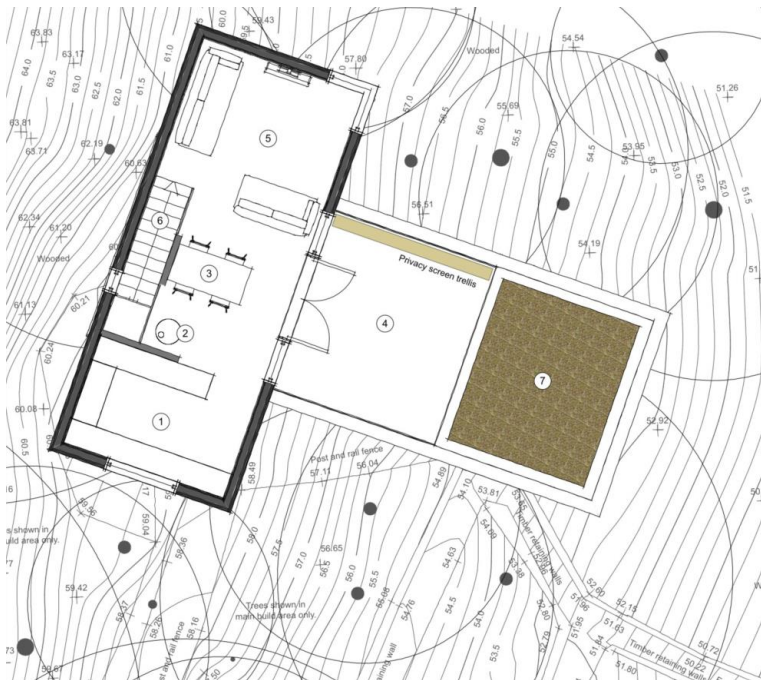
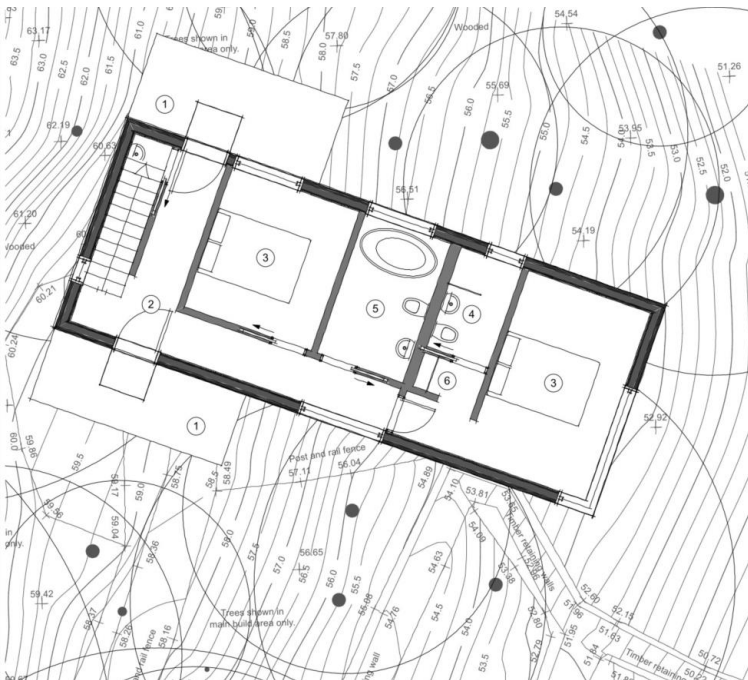
2 East Elevation
Scale: 1:100



3 West Elevation
Scale: 1:100



4 North Elevation
Scale: 1:100



STEP OUTSIDE



Planning & Supporting Information

Planning permission was granted in 2025 and is supported by a comprehensive set of documents including:

- Design & Access Statement
- Preliminary Ecological Assessment
- Construction Environmental Management Plan
- Tree Report (covering over 600 specimens)
- Amended and original Drainage Strategy Reports
- Supporting letter outlining drainage proposals
- Ecology comments from relevant consultees

These demonstrate the care and detail with which the proposal has been considered, particularly in respect of environmental sensitivity, drainage, and landscape impact.

This is an ideal prospect for buyers seeking a truly unique rural home or holiday investment in a tranquil and visually stunning location. Early viewing and due diligence are strongly recommended.

AGENTS NOTE:

The property will be served by a private sewage treatment plant, to be shared with the neighbouring Tarrystone House. Other services are understood to be available nearby, subject to connection.

To the left of the steps, at the bottom of the hill, we are advised that there was historic planning (now lapsed) for a single storey building, ideal for an office or garage, subject to the necessary consents/planning.

INFORMATION

Postcode: HR2 6QQ
Tenure: Freehold
Tax Band: N/A
Heating: N/A
Drainage: Private
EPC: N/A



DIRECTIONS

What3words: ///changed.glorified.responds



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.