



Building Plot at Lower Butterley Farmhouse,  
Thornbury, Bromyard, Herefordshire, HR9 4NG





## Building Plot for One Dwelling, at Lower Butterley Farmhouse, Thornbury, Bromyard, Herefordshire, HR7 4NG

### Summary of features:

- A building plot with Planning Permission for a 5 double bedroomed detached house
- Floor area of 290m<sup>2</sup>
- Standing in a generous plot of approximately 0.76 acres
- Mains water and electricity available for connection
- For Sale by Informal Tender
- Tender Deadline: 12 Noon on Friday 3<sup>rd</sup> November 2023

**Tender Guide Price:  
£275,000 - £300,000**

**Ref: Richard Hyde / Tara Boulton**

### Situation:

Lower Butterley Farmhouse is set in a secluded rural setting but within 1.5 miles of the B4214 Bromyard to Tenbury Road.

Bromyard, Tenbury, and Leominster lie within easy reach. The two county cities of Hereford and Worcestershire are some 16 and 20 miles in distance.

Bromyard provides the usual facilities of shops, a supermarket, public houses, doctors surgery, dentists, vets, primary and secondary education.

### Description:

The building plot stands in 0.76 acres of land and the Planning Permission provides for a 5 double bedroomed detached house. Some of the materials used in the construction of the existing dwelling Lower Butterley Farmhouse due to be demolished would be available for the Purchaser to use, such as stone, brick, slate or timber within the structure or the Vendors will demolish and clear the materials at their own cost.

### Accommodation:

The accommodation of the proposed house comprises the following:

#### Ground floor

**Lounge**  
**Hall**  
**Home Office**  
**Dining Room**  
**Dining Kitchen**  
**Utility**  
**WC**

#### First Floor

**Bedroom 1**  
Double with En Suite Shower Room with WC  
**Bedroom 2**  
Double Bedroom  
**Bedroom 3**  
Double Bedroom

### Bedroom 4

Double with En Suite Shower Room with WC

### Bedroom 5

Double with En Suite Shower Room With WC

### Family Bathroom

With Bath and WC

### Linen Room

### Outside:

A single storey garage is also proposed with the floorspace of 36m<sup>2</sup>.

### Access:

The access road to the property is a Highway Authority maintained road.

### Services:

#### Mains Electricity

Mains electricity is available for connection at the cost of the Purchaser which must be established from National Grid. An estimate for this work dated 17.12.2018 was £4,533.92 plus VAT. Enquiry Number: 3544543 / 3529000 dated 22.11.2019. This cost is £7,745.00 including VAT. This cost will undoubtedly have risen.

#### Mains Water

It is understood that mains water is available for connection adjacent to the property. It will be the Purchaser's responsibility to connect the water and pay for an individual water meter.

#### Private Drainage

It is understood that there is an existing private septic drainage system which is to be replaced with a new private treatment plant within the boundary of the property. The Vendor will allow provisions to be made if necessary for rights to be granted over the field immediately joining the east of the plot for spreader drains.

### Tenure:

The property is offered freehold and is being sold with vacant possession upon completion of the purchase.

### Boundaries:

Purchasers are deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries of ownership of the land.

### Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

### Planning:

The property benefits from full planning permission for a replacement dwelling and associated works. Further details regarding the planning permission can be found using the link: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search)  
The reference number is: P203530/F.

### Local Authority & Public Utilities:

**Herefordshire Council**, Plough Lane, Hereford, HR4 0LE.

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

**National Grid**, Toll End Road, Tipton, DY4 0HH

### Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

### Agents:

Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ.

Richard Hyde (07977 467165)

[r.hyde@sunderlands.co.uk](mailto:r.hyde@sunderlands.co.uk)

Tara Boulton (07824 552830)

[t.boulton@sunderlands.co.uk](mailto:t.boulton@sunderlands.co.uk)

### Mode of Sale:

The property is for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "**Tender for Building Plot at Lower Butterley Farmhouse**" addressed to: Richard Hyde at Sunderlands Office, Hereford Livestock Market, Roman Road, Hereford, HR4 7LN. The Tender Document must be received by **12 Noon on Friday 3<sup>rd</sup> November 2023**.

### Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

### Conditions of Sale:

The sale is upon kind instructions from Andrew and Edward Pitt and the Property is offered for sale as a whole by Informal Tender. Prospective purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer.

The Vendor reserves the right to accept offers prior to the tender date.

The Informal Tender should be completed and signed by the proposed Purchaser(s).

There has to be an amendment to the entrance road into the plot from the Local Authority Highway. This amendment is not likely to be granted until the end of November 2023 and therefore any offers made will be subject to the amendment being successfully passed.

### Contaminants:

The Vendors and their Agents accept no responsibility for any contaminants on the site.

### Vendors Solicitors:

Messrs Norris & Miles, 6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW

FAO: Mr N Walker

Tel: 01584 810575

Email: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

### Directions:

From the centre of Bromyard take the B4214 Tenbury Road for approx. 2.5 miles. Just before the Village of Edwyn Ralph turn left for Thornbury and on the 90-degree bend after approx. 0.5 mile go straight on as indicated by the Agent's sign. Proceed along this lane and over the cattle grid where the Property will be indicated after approx. 0.5 mile on the right-hand side.

### Viewing:

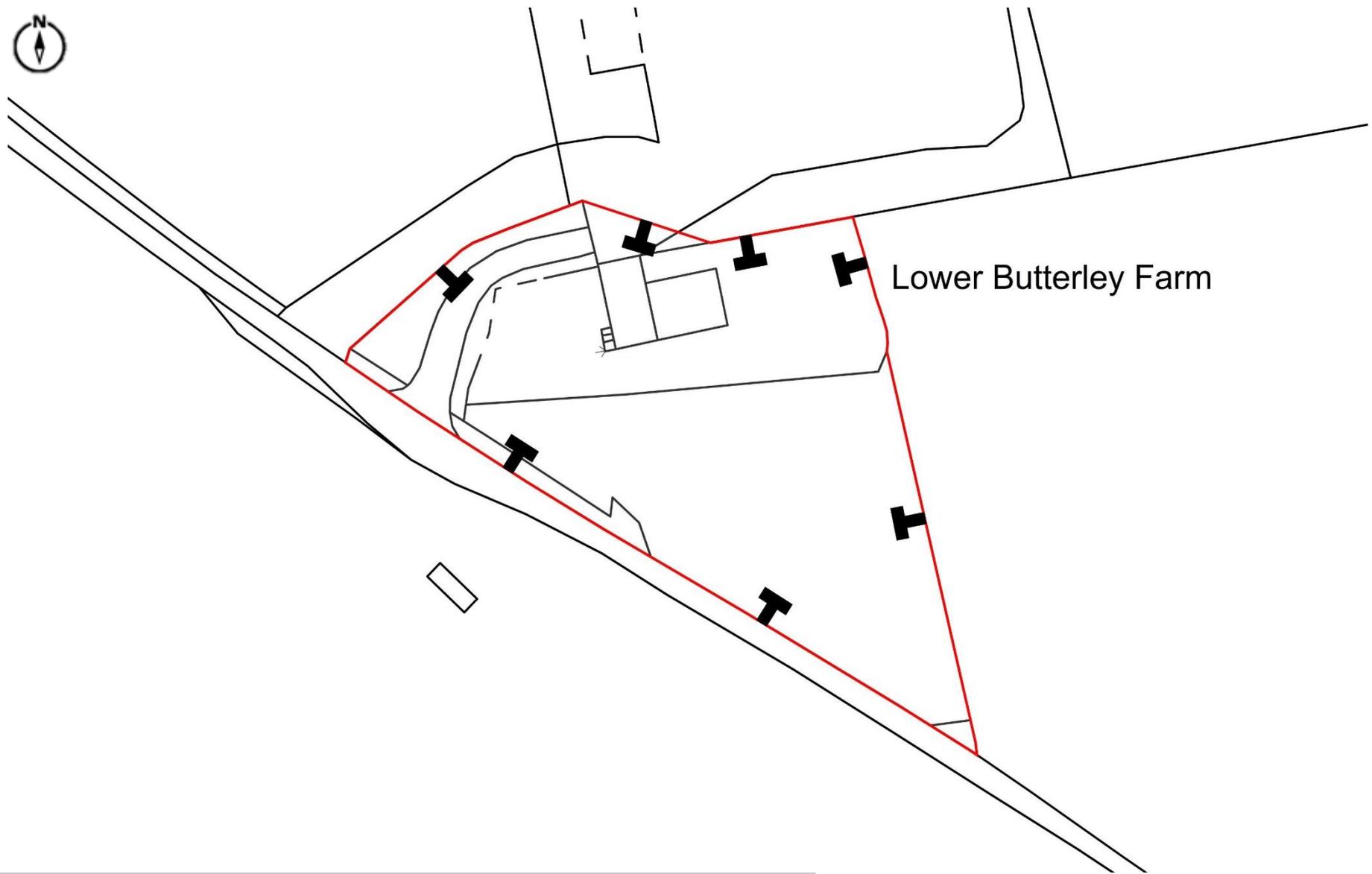
Strictly by appointment with the Agents. Prospective Purchasers are asked not to enter Lower Butterley Farmhouse and are asked to respect the Property and take care when parking.

### Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. Do not enter Lower Butterley Farmhouse.

### Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.



Lower Butterley Farm

## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay-on-Wye, Herefordshire, HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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