BUILDING PLOTS AT THE BELL

TILLINGTON, HEREFORD HR4 8LE

Offers Over £600,000

FREEHOLD

This truly exceptional development site occupies a prominent, slightly elevated location within the highly sought after village of Tillington, about 5 miles west of the cathedral city of Hereford. Within the village there is a thriving public house, cricket club, shop and primary school whilst neighbouring Burghill offers a 18 hole golf course, village hall, sports playing field and church. A further 18 hole golf course is nearby in the village of Wormsley (3 miles).

Flint & Cook

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• Outstanding development site • Exclusive village location • Detailed planning consent • 4 detached houses • About 1.78 acres • Drainage scheme approved

The Site

The site is currently a pasture paddock and will extend to approximately 1.78 acres (tbc).

Planning Permission

Detailed planning permission was approved on the 9 July 2026 (Application Number 232027) for the construction of 4 detached houses (one with double garage), two each of the following styles:

DERNDALE

The accommodation will comprise Porch, Hall, WC, Kitchen/Dining Room, Study, Living Room, 4 Bedrooms, (2 Ensuite) and Bathroom.

DINEDOR

The accommodation will comprise Porch, Hall, WC, Kitchen/Dining Room, Living Room, Sunroom, 3 Bedrooms, (1 Ensuite) and Bathroom.

Access

There is existing access from the village road via a field gate. Prospective purchasers should note the conditions relating to this in the planning consent.

Agents' Note

Purchasers will be required to construct a public footpath in accordance with the planning consent and plans on our website.

Property Services

It is understood that mains electricity, gas and water are available for connection. Potential purchasers must settle themselves as to the cost and availability thereof. Drainage will be by a private drainage system (as per the planning consent) with individual package treatment plants for each property into a drainage field.

Directions

What3words ///rocks.composes.lentil

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the Whitecross roundabout take the third exit towards Knighton on the A4110 (Three Elms Road). Continue past The Three Elms Public House to the crossroads and turn left. After a short distance turn right, signposted Burghill and Tillington. Continue through Burghill, passing the golf club and school on the left hand side. The site is located on the right hand side in Tillington just past a staggered junction and before the public house, as indicated by the Agents' For Sale board.

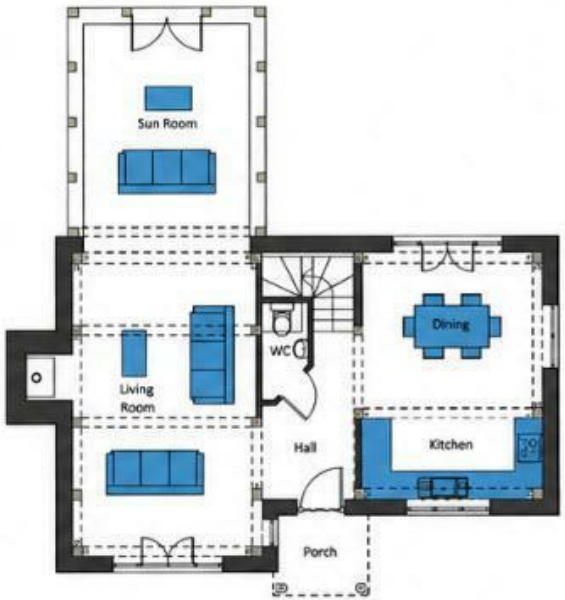
Viewing

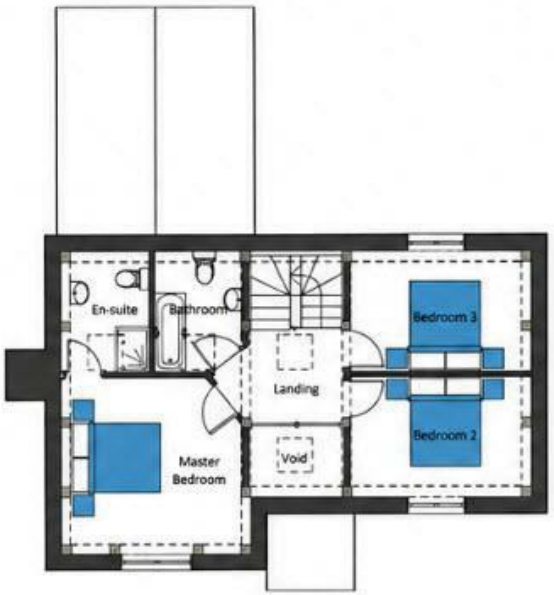
Viewing is by site inspection, at any reasonable daylight hour.

Money Laundering Regulations

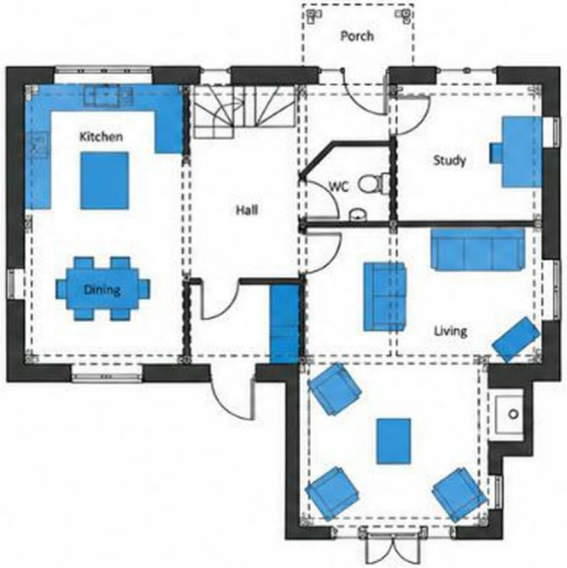
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

DINEDOR





DERNDALE



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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