



Freehold Land - Building Plot

Plans: Not to Scale

PLOT ADJACENT TO, THE BARNEBY INN BREDENBURY, BROMYARD, HR7 4TF

Offers Over

£95,000

FEATURES

- Superb BUILDING PLOT
- Detailed Planning Consent
- Excellent living space
- Convenient village location
- 3 Bedrooms, 3 Bath/Shower Rooms detached property
- Approx 0.2 acre



3 Bedroom Land - Building Plot located in Bromyard

Location

This attractive building plot is conveniently located just off the A44 within the highly favoured village of Bredenbury between the market towns of Bromyard (3½ miles) and Leominster (8½ miles) and is also well placed for access to the cathedral cities of Hereford (19 miles) and Worcester (18 miles) with the M5 motorway links (Junctions 6/7).

The site forms part of the former garden/car park of the adjoining The Barneby Inn public house and will have its own access off the A44.

The village of Bredenbury has a village hall, primary school, church, public house (currently closed), wedding venue and garage.

The Plot

Planning Permission was approved on 21 July 2026 (Application Number 190645) for a two-storey dwelling with the following accommodation:

Ground Floor - Lobby, Hall, Downstairs Cloakroom, Living Room, TV room, Dining Room, Kitchen/Breakfast Room, Utility Room.

First Floor - Master Bedroom Suite with Dressing Room and En suite Bathroom, Two Further Double Bedrooms both with En suite Shower Rooms and will include an ample garden area and parking.

Please note - the original application included a 3-bay detached garage block but this was subsequently removed to enable the property to move forward within the site so as to not compromise a mature tree.

Property Services

Mains electricity and water are understood to be available for connection. The purchaser will be required to install a private drainage treatment plant and will be granted the right to connect to an adjoining soakaway.

Directions

From Bromyard proceed towards Leominster on the A44, continue into Bredenbury passing the school and church on the right hand side. The plot is located on the right hand side and is accessed via the entrance to The Barneby Inn.

What3Words

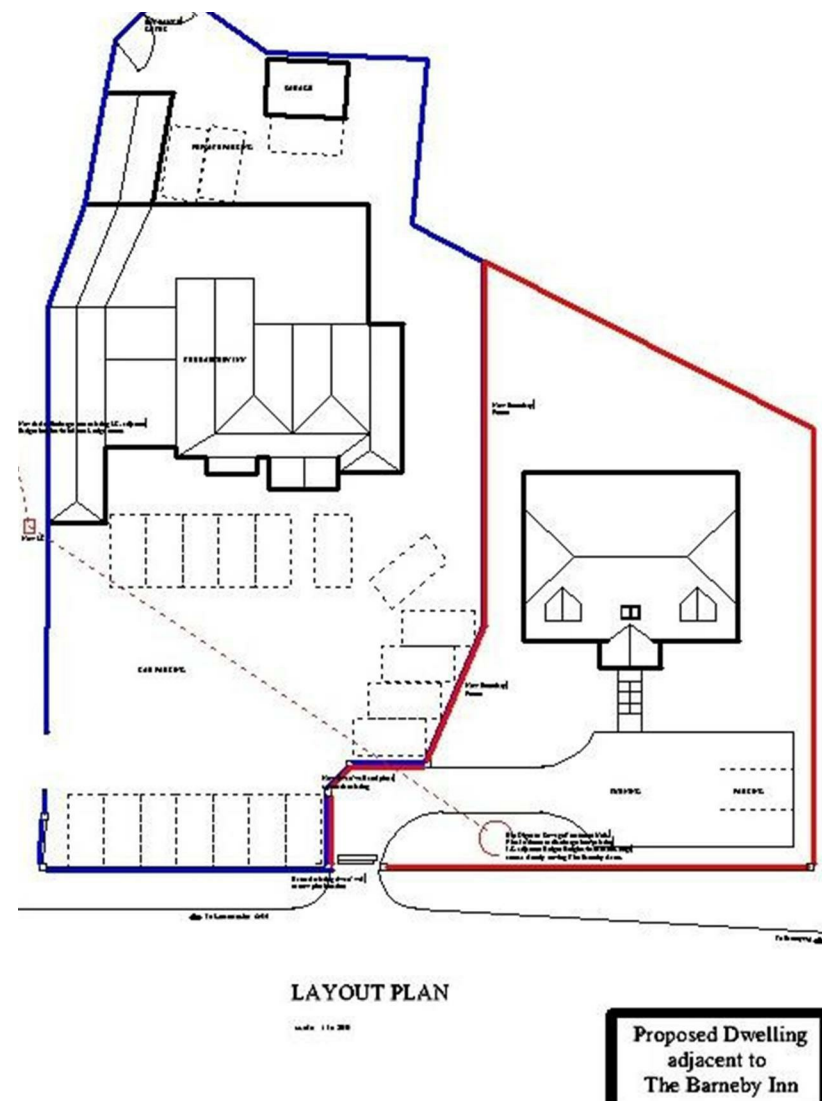
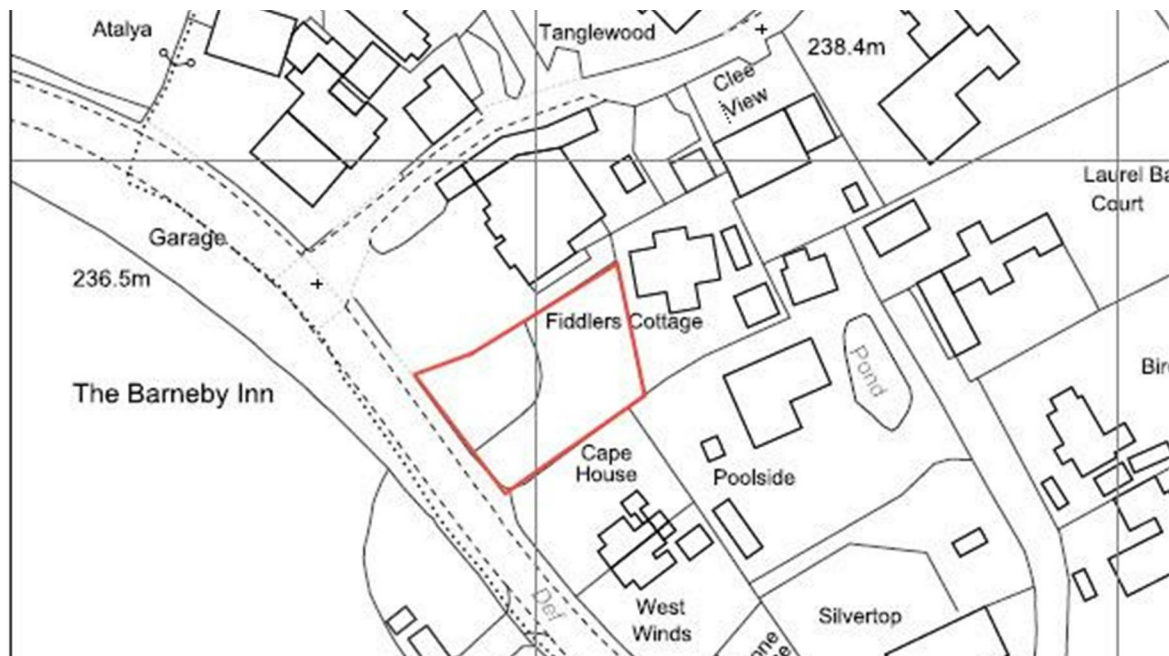
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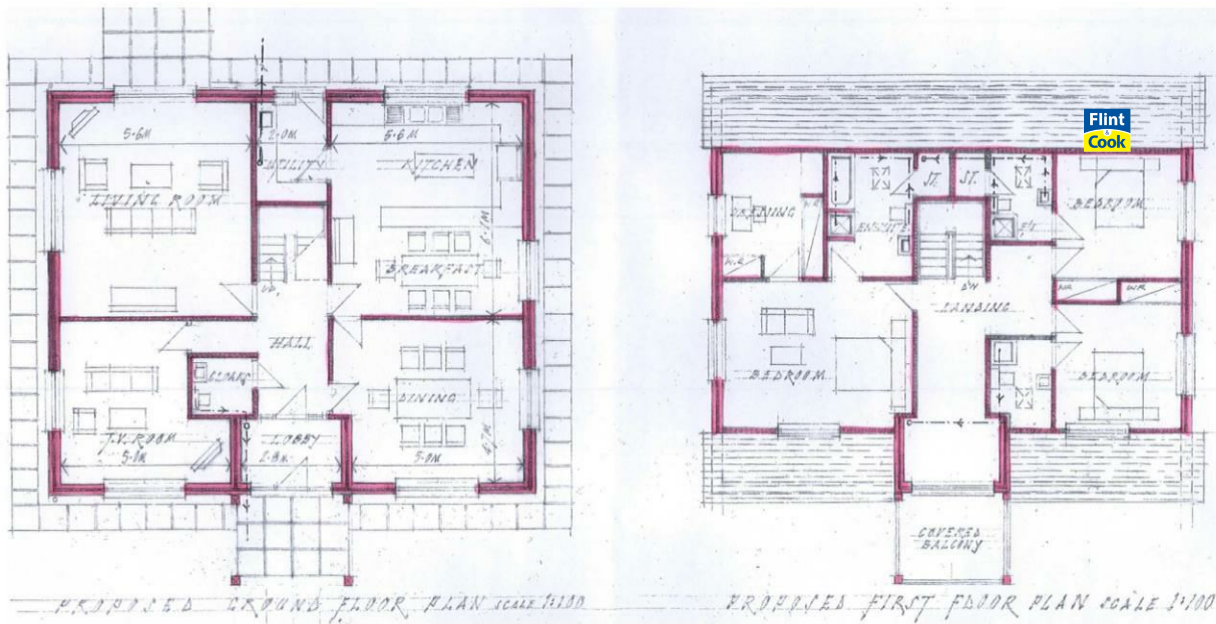
Viewing Arrangements

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.





Floorplan

Please note, amended plans do not include balcony.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 are advised to recheck the measurements.

