



# HOARWITHY

Guide price **£140,000**



# 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 building plot offers a rare opportunity to create a striking, architecturally designed woodland home with breathtaking views across the rolling Herefordshire countryside.

Planning permission has been granted with conditions (Ref: P242861/F) for a Proposed new self-build dwelling on land adjacent to Tarrystone House. The approved design has been carefully considered to blend seamlessly with its natural surroundings, offering the potential for a distinctive and sustainable home in an exceptional rural setting.

The building plot is offered with a separate orchard and parcel of land, providing flexibility for buyers seeking additional outdoor space for leisure, planting, or small-scale lifestyle use. In addition, an adjoining paddock is available by separate negotiation, offering further scope for those with equestrian, agricultural, or amenity interests.

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 renowned for St Catherine's Church, an extraordinary Italianate landmark, and enjoys direct access to the Wye Valley Area of Outstanding Natural Beauty. The area is ideal for walking, canoeing, and a wide range of outdoor pursuits.

Hoarwithy benefits from a traditional country pub, The New Harp Inn, and lies within easy reach of the popular market towns of Ross-on-Wye and Hereford, both offering a comprehensive range of shops, schools, and transport links. Whether as a permanent residence or a countryside retreat, this is a unique opportunity to secure a beautifully positioned plot with flexible land options in one of Herefordshire's most sought-after locations.



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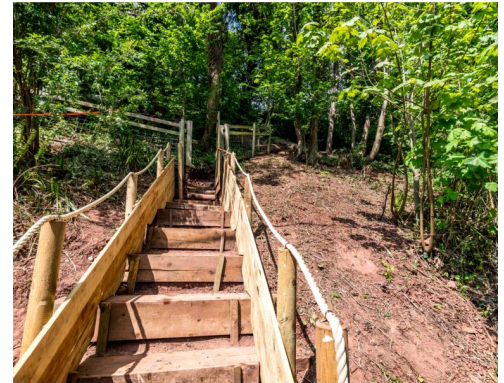


## KEY FEATURES

- Full planning permission granted (Ref: P242861/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.

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.

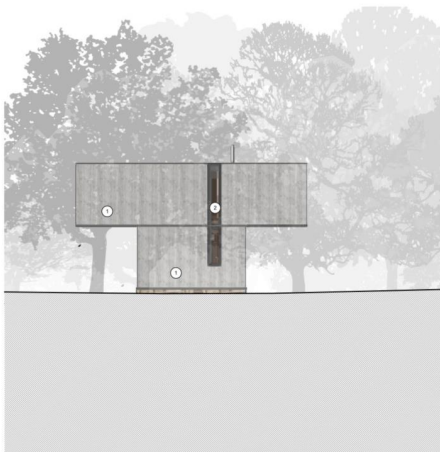
Located in one of Herefordshire's most desirable and scenic locations, Hoarwithy is known for its Italianate church, riverside walks, and tranquil charm. The nearby market towns of Ross-on-Wye and Hereford offer a range of amenities, while the Wye Valley and surrounding countryside provide outstanding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



1 South Elevation  
Scale: 1:100



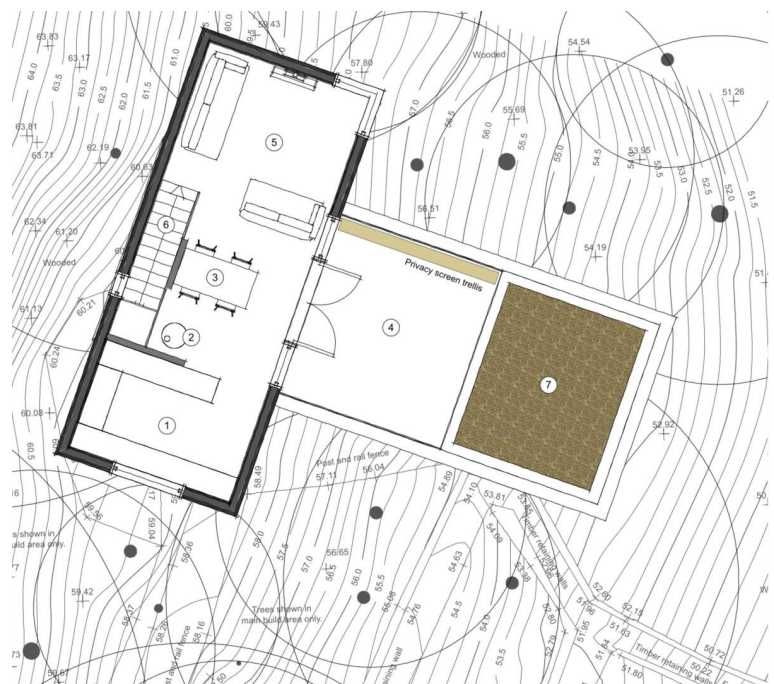
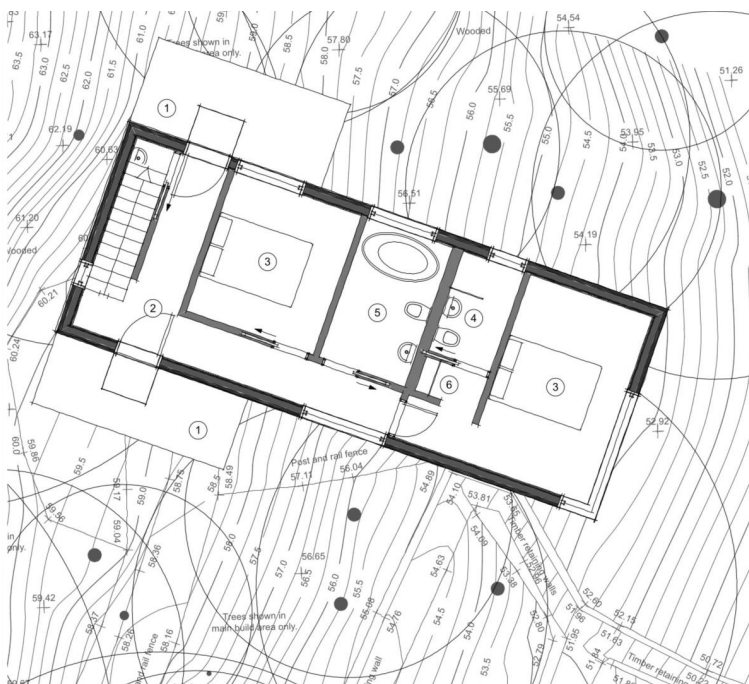
2 East Elevation  
Scale: 1:100



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.

## AGENT'S 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.

If a larger, easier to construct building is desired on the same site - we are advised that there was approved planning in 1989 for a four bedroom House. To the left of the steps, as you look up the hill, at the entrance to the site there is a significant 22m long by 2.5m (approx) high foundation wall already in situ, built as the supporting wall for the front of the historically approved 4 bed house. This space at ground level adjacent to the aforementioned foundation wall would be ideal for an office or garage, subject to the necessary consents/planning.

Interested parties should note that there is an opportunity to purchase a similar parcel of land situated further down the site which includes the area that has the historical permission and foundation wall. Although full planning permission for a four bed house was approved for this part of the site in 1989, and work commenced, this development was stopped and is not currently confirmed as extant. Further development would require the submission and approval of a full planning application.

## 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.