

## Building Plot

To the rear of 1 Quarry Houses  
Lugwardine  
Hereford  
HR1 4AA

- Superb building plot
- Village location
- Detailed planning consent
- Ideal self-build
- Contemporary-style residence
- All mains services available

**Offers Over £125,000**

# Building Plot rear of 1 Quarry House, Lugwardine, Hereford HR1 4AA

## THE PLOT

The plot is the former garden to 1 Quarry House and is level and enclosed and extends for approximately 40 metres by 41 metres.

Within Lugwardine there is a church, public house, secondary school (RC) and bus service with further amenities available in nearby Bartestree where there is a nursery school, primary school, shop, village hall and sports playing field.

The property falls within the catchment area for Bishops Secondary School.

## PLANNING CONSENT

Detailed planning permission was granted on 16th March 2026 (Application No. 203644) for the erection of a single dwelling, including vehicle access and associated development. There may be potential to construct a larger dwelling on the plot, subject to obtaining the necessary planning consent. Further details and documentation can be viewed on the Herefordshire Planning Portal.

## THE BUILDING

The dwelling will be of a contemporary style and will comprise:-

**Ground Floor** - lobby, WC, store, open plan kitchen/living room

**First Floor** - 2 bedrooms and a bathroom.

## ACCESS

The purchases will be required to construct a new access off the A438 to serve the proposed dwelling in accordance with planning conditions 6, 10 and 11.

## PROPERTY SERVICES

It is understood that all main services are available for connection - potential purchasers must satisfy themselves with cost and availability thereof.

## DIRECTIONS

From Hereford proceed towards Ledbury on the A438, continue over the River Lugg bridge into Lugwardine and the building plot will be located on the left-hand side (before the left-hand turning into Cotts Lane and The Crown & Anchor public house) as indicated by The Agent's For Sale Board.

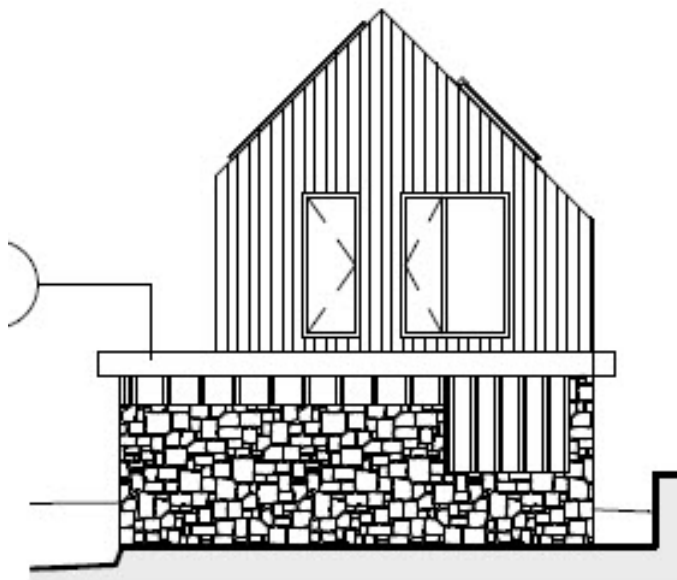
## VIEWING

Viewing is by site inspection at any reasonable daylight hour.

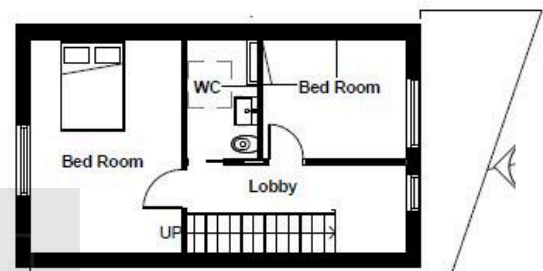
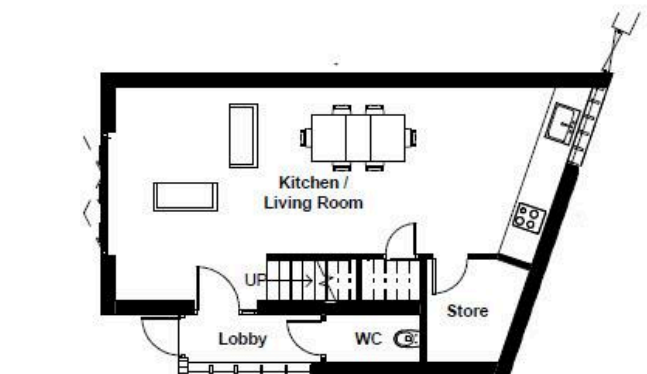
There is no on-site parking and potential buyers can park in the Crown and Anchor car park.

## MONEY LAUNDERING

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



3 House 2 - South East Elevation  
1 : 100



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