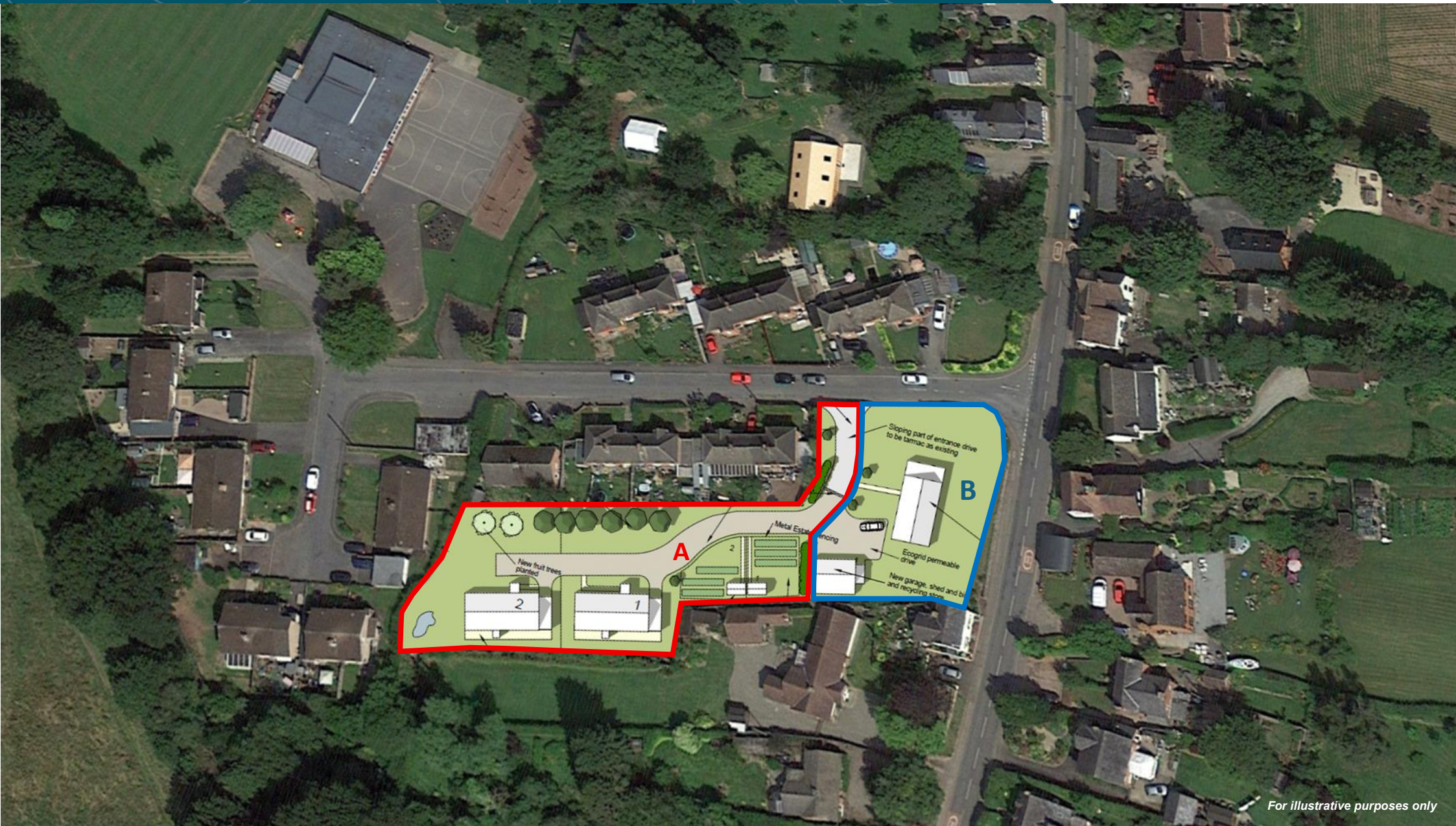


# RESIDENTIAL DEVELOPMENT & REFURBISHMENT OPPORTUNITY

Land and Property at Longacre, Westland View, Luston, Herefordshire, HR6 0EA

Approximately 0.82 acres (0.33 hectares)



FOR SALE BY PRIVATE TREATY

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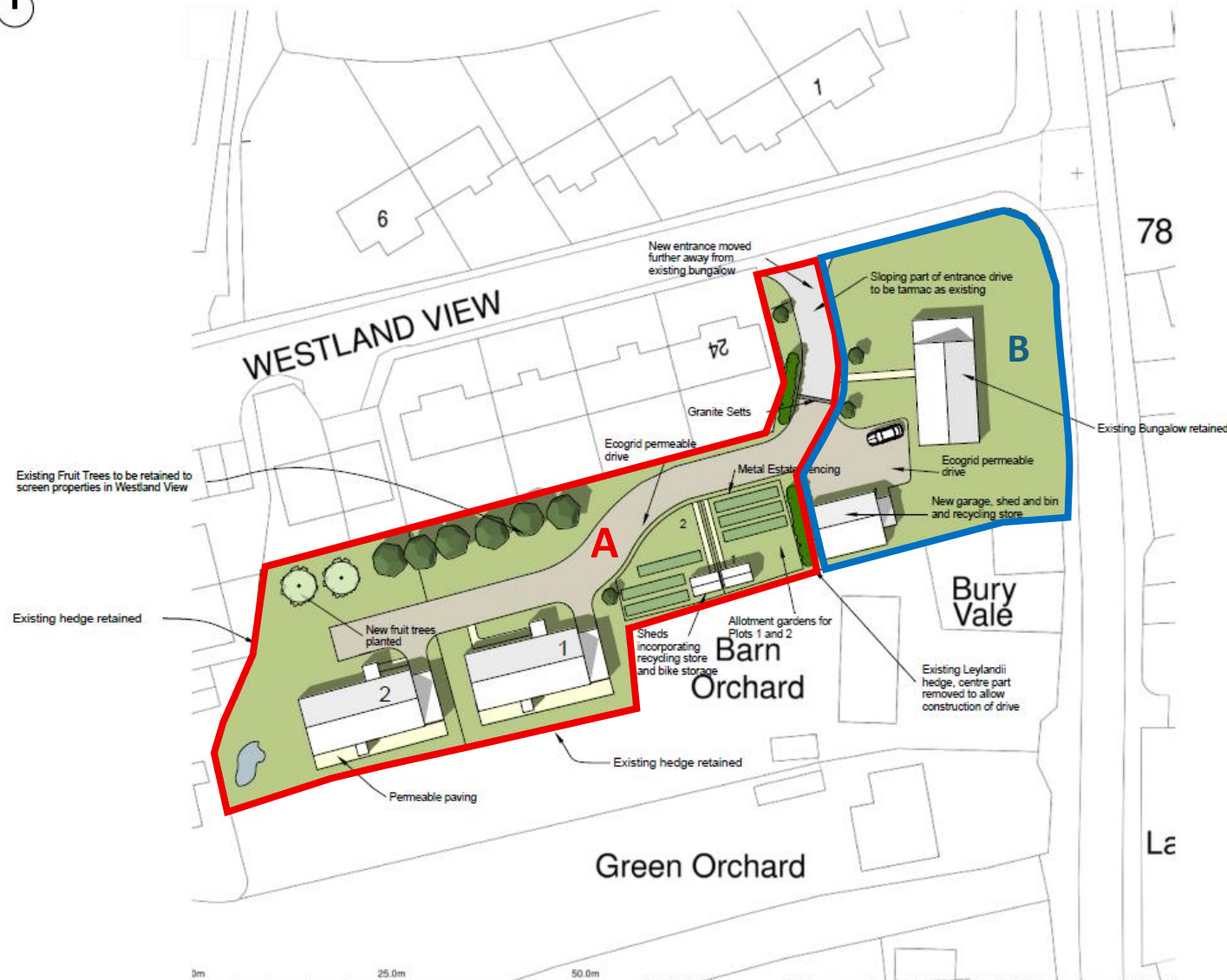


## Land and Property at Longacre, Westland View, Luston, Herefordshire, HR6 0EA



The site is accessed directly off Westfield View, which connects to the B4361, providing a direct route to Leominster town centre and the A49. The A49 offers strategic transport links to Hereford, Ludlow and Shrewsbury, with onward connections to the M5 and national motorway network. Public transport links are available via local bus services operating through Luston and nearby villages. Leominster railway station is located within 3.5 miles of the site, offering regular services to Manchester, Cardiff, and London Paddington.

- Leominster Town Centre – 3 miles
- Ludlow – 15 miles
- Hereford – 16 miles
- Worcester – 28 miles
- Birmingham – 45 miles



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# Residential Development & Refurbishment Opportunity

## For Sale by Private Treaty



### Overview

Bruton Knowles have been formally instructed to market a development plot with full planning permission for two 2no. bedroom detached bungalows, in addition to an existing 3 bedroom Bungalow in need of repair.

#### In summary:

- Detailed planning permission for two detached 2no. bed bungalows
- An existing three bedroom bungalow in need of renovation
- Site area of approximately 0.82 acres

### Description

The whole site extends to approximately 0.82 acres (0.33 hectares) of land located off Westland View in the centre of Luston village.

The land is divided into two distinct parcels. **Lot A**, positioned to the west of the site, benefits from detailed planning permission for the construction of two detached bungalows. The design reflects planning guidance to minimise overlooking of neighbouring properties. **Lot B**, located at the eastern end, includes an existing detached bungalow in need of refurbishment.

The site is easily accessible via an existing driveway off Westland View, providing direct vehicular access to both Lot A and Lot B. Surface water drainage is managed via an on-site ditch within the site boundary, which connects to a culverted watercourse and discharges into the village stream, offering a sustainable outfall. Foul drainage for the existing bungalow connects to the adopted main in the road, while the proposed bungalows, located at a lower level, will require individual pumps to lift flows to a point where they can discharge into the same system.

The scheme has been designed to retain existing boundary features and respond sensitively to the surrounding residential character.

### Planning

The site lies within the administrative boundary of Herefordshire Council and is located within the Luston Conservation Area, where full planning applications are required for new development.

Planning permission was granted under reference **P210358/F** for the erection of two detached bungalows, demolition of a redundant shop building, and formation of a new access. The application was submitted on 01/02/2021 and subsequently approved on 09/09/2025

### Proposed Scheme

The approved development has been carefully designed to respect the character of the Luston Conservation Area, with a layout and architectural approach that responds sensitively to its surroundings.

- **Lot A** comprises two detached single-storey bungalows, each totalling 1,115 sq.ft, located on the western section of the site. These dwellings are positioned to reduce overlooking and visual impact on neighbouring properties, particularly those on Westland View. Vehicular access is taken from a new driveway off Westland View, relocated westward to improve separation from the existing bungalow, Longacre. Each bungalow includes two bedrooms, open-plan living space, a carport with EV charging, and private amenity areas including allotments with integrated shed, cycle storage, and bin/recycling facilities.
- **Lot B** contains the existing detached bungalow, Longacre, occupying a slightly elevated position at the eastern end of the site. Accommodation comprises three bedrooms, bathroom, kitchen, dining room, living room, hall and WC. The former shop building on this part of the site will be demolished to facilitate the new access arrangement.

### CIL / S106 Liability

The planning consent is subject to a s106 Agreement. It is understood that a phosphate credit payment totalling £16,940 is to be paid by the purchaser.

### Method of Sale

**LOT A** - Freehold offers are invited for the residential development site. Unconditional offers are invited. **The guide price is £140,000.**

**LOT B** - Freehold offers are invited. The **guide price for the property is £250,000.**

Simultaneous offers for Lot A & Lot B will be considered and encouraged.

Offers should be sent to Bruton Knowles via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

### Legal

Each party is to meet their own professional fees. The property is registered under the freehold Title HE62418.

### Viewings

Viewing is strictly limited to the following initial pre arranged viewing days via Bruton Knowles:

- Thursday 30<sup>th</sup> of October – 10 am to 12 pm
- Wednesday 5<sup>th</sup> of October – 10 am to 12 pm
- Thursday 13<sup>th</sup> of November – 10 am to 12 pm

### SUBJECT TO CONTRACT

**OCTOBER 2025**

# Residential Development & Refurbishment Opportunity

## For Sale by Private Treaty



### Lot A - Proposed Elevations

Bungalow 1



- MATERIALS**  
 1. Marley Edgemere Interlocking Slate Concrete Roof Tile - Smooth Grey  
 2. Anthracite Grey UPVC guttering  
 3. Cladding - Siberian Larch - Colour weathers to natural muted grey  
 4. Brick Plinth  
 5. Cladco Corrugated Steel Sheet in anthracite  
 6. UPVC windows - Anthracite Grey RAL 7016



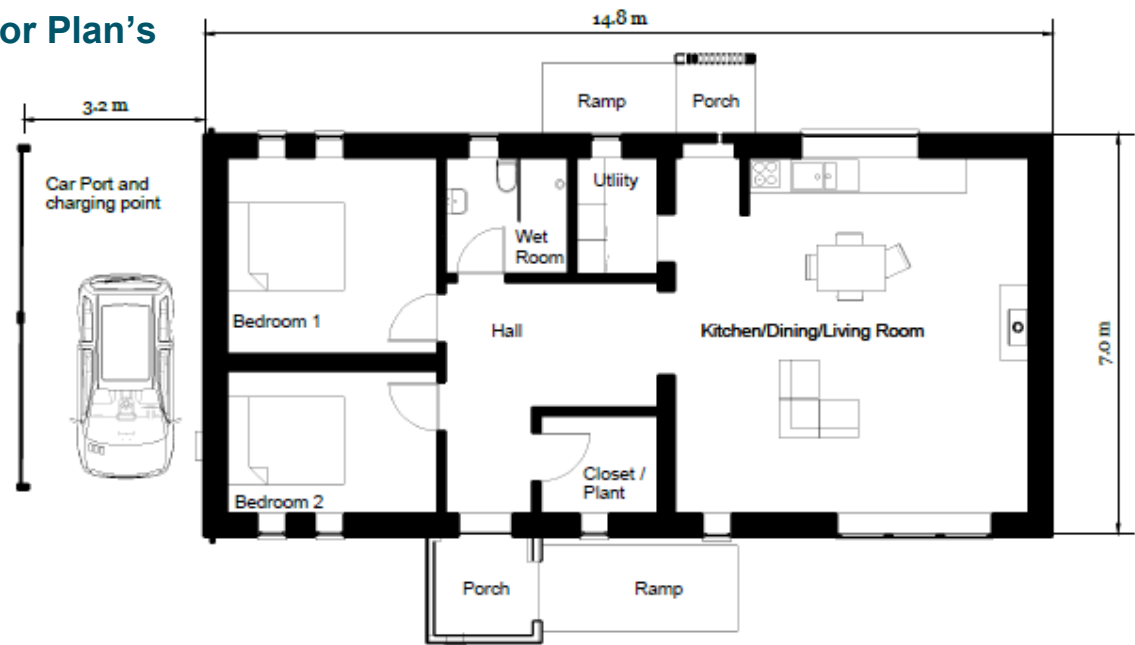
Bungalow 2



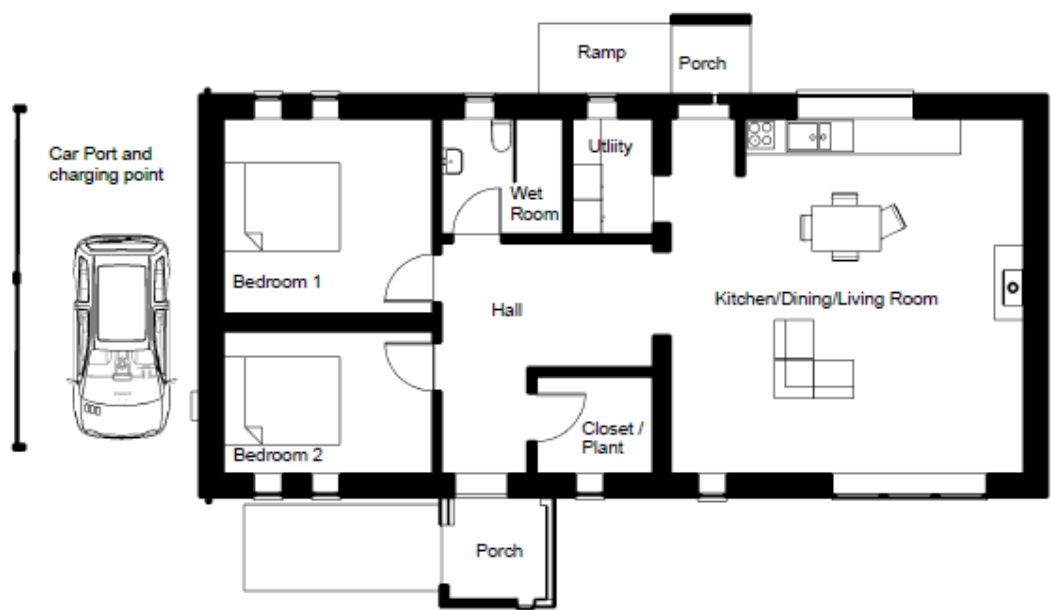
- MATERIALS**  
 1. Marley Edgemere Interlocking Slate Concrete Roof Tile - Smooth Grey  
 2. Anthracite Grey UPVC guttering  
 3. Cladding - Siberian Larch - Colour weathers to natural muted grey  
 4. Brick Plinth  
 5. Cladco Corrugated Steel Sheet in anthracite  
 6. UPVC windows - Anthracite Grey RAL 7016



Lot A - Proposed Floor Plan's

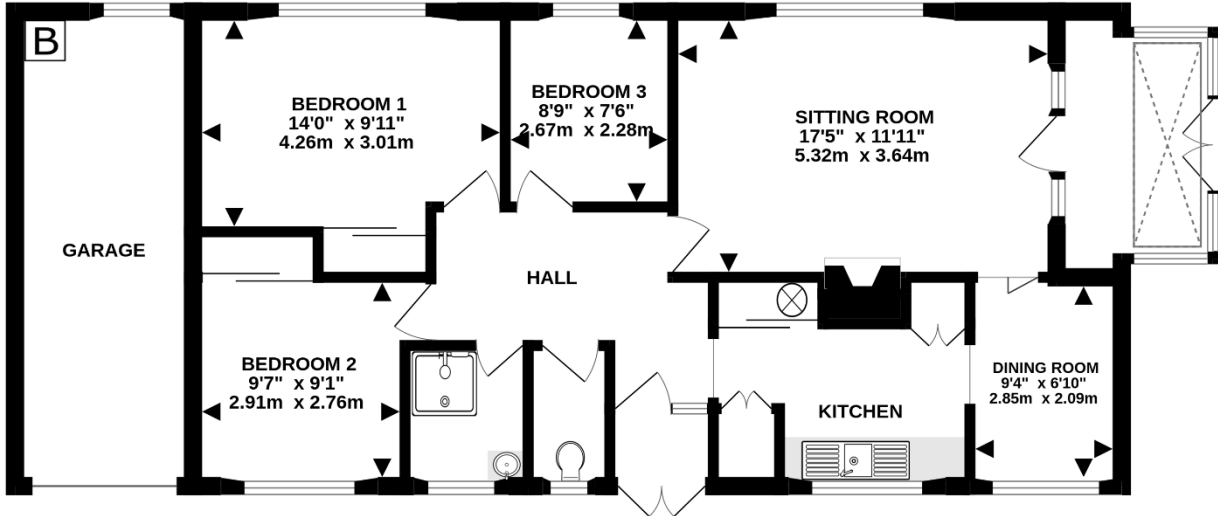


BUNGALOW 1  
GROUND FLOOR PLAN

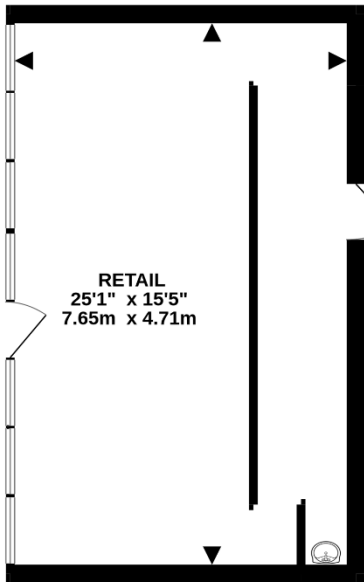


BUNGALOW 2  
GROUND FLOOR PLAN

Lot B – Existing Floorplans



LONGACRE  
1086 sq.ft. (100.9 sq.m.) approx.



EX-SHOP  
(NOT IN ACTUAL LOCATION)  
388 sq.ft. (36.0 sq.m.) approx.



LONGACRE

TOTAL FLOOR AREA : 1474 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Lot B – Existing EPC

Energy performance certificate (EPC)			
Long Acre Luston LEOMINSTER HR6 0EA	Energy rating <b>E</b>	Valid until:	14 October 2035
		Certificate number:	8335-7520-9309-0821-5202
Property type		Detached bungalow	
Total floor area		78 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## Land at Longacre, Westland View, Luston, Herefordshire, HR6 0EA

### Contact:

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**T:** 07708 908248

**E:** [Bryn.Evans@brutonknowles.co.uk](mailto:Bryn.Evans@brutonknowles.co.uk)

### Gloucester office:

Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



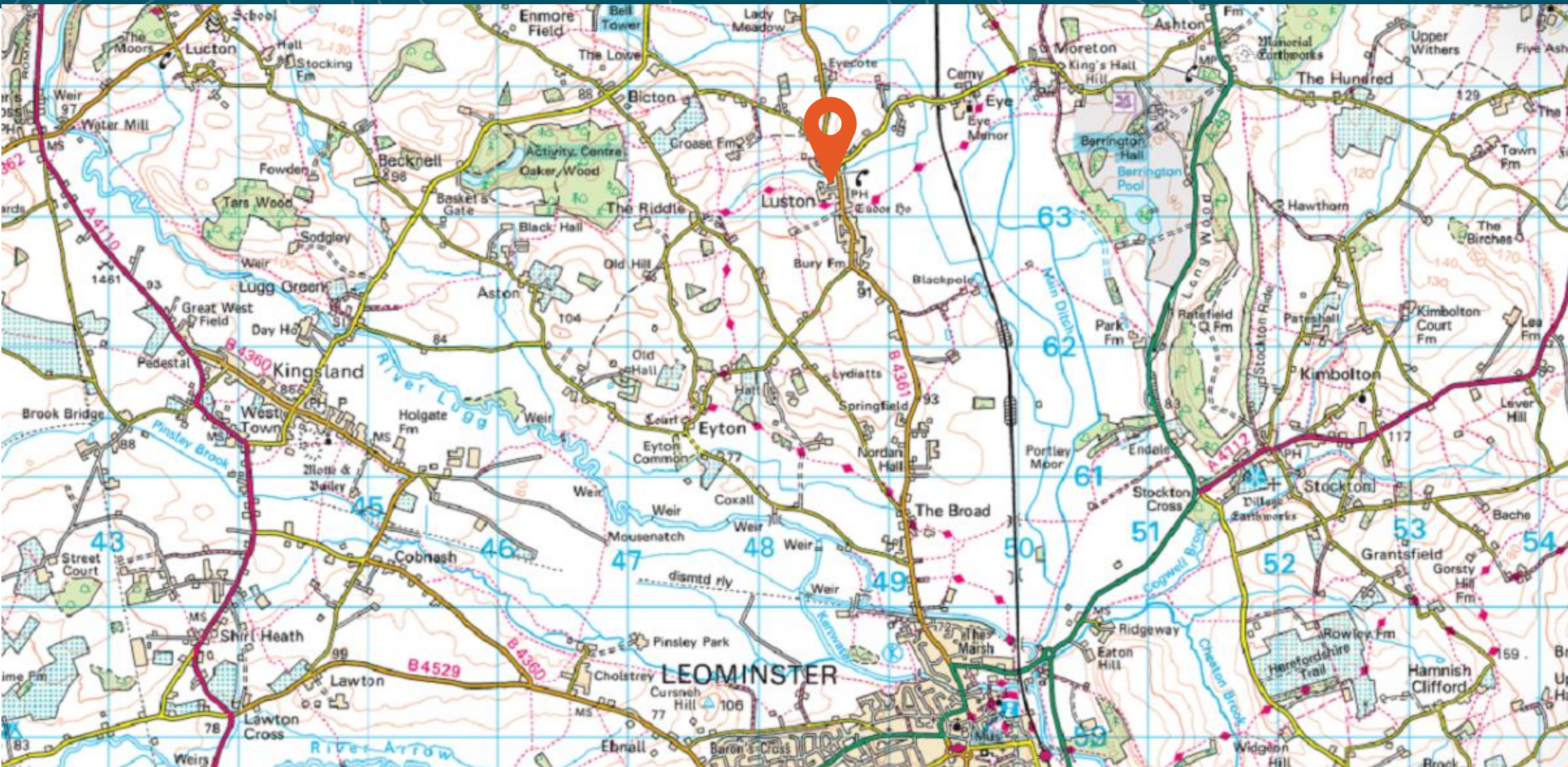


# Location Plan

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# BRUTON KNOWLES



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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