

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 passed on the 16th of March 2026 (application number 203644) for the erection of 1 dwelling with vehicle access and associated development. There may be potential for a larger dwelling on the plot (subject to planning). A copy of the planning application can be found 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 on the A438 towards Ledbury, continue over the river bridge into Lugwardine and the building plot is located the right-hand turning into Lugwardine Court as indicated by the agents for sale board.

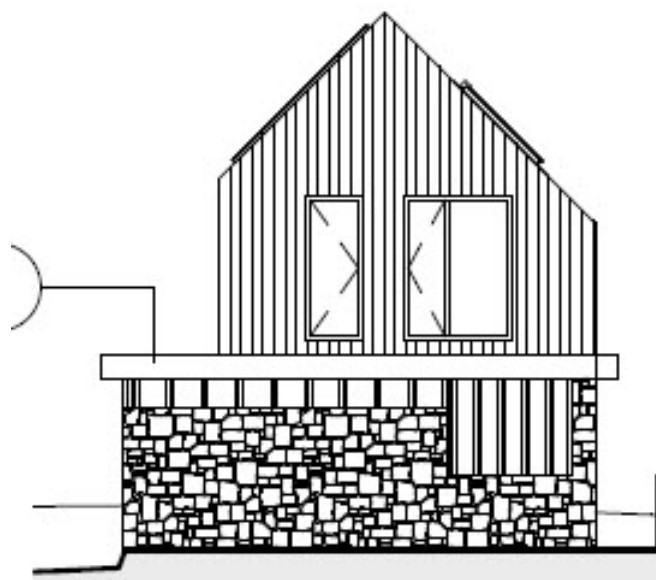
VIEWING

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

