



Land at Closeburn, Ladywell Lane Wrigglebrook, Kingsthorpe, Hereford, HR2 8AW



Sunderlands
Residential Rural Commercial



**Land at Closeburn
Ladywell Lane
Wrigglebrook
Kingsthorne
Hereford
HR2 8AW**

Summary of Features

- For Sale by Informal Tender Thursday 7th May 2026
- Valuable single building plot
- Sought after village
- Individual design
- Between Hereford and Ross on Wye.

**For Sale by
Informal Tender
£150,000**

For Sale by Informal Tender on Thursday 7th May 2026, 12 noon at Offa House, St Peters Square, Hereford HR1 2PQ. A freehold, single building plot situated in this sought after village off a quiet country lane. The sale offers a wonderful opportunity for developers or buyers looking to build their own home with an exciting scheme to form an individual dormer style bungalow. The design is to maximise a flexible layout to suit modern day living with proposed accommodation briefly comprising reception hall, kitchen/dining room, snug/home office, utility, two downstairs bedrooms, one with en-suite and one with family bathroom. To the First Floor, landing, two further bedrooms, shower room and sitting room. The plan is for parking and a garden area.

To fully appreciate the plots location a closer inspection is recommended.

Situation

Kingsthorne lies approximately six miles south of Hereford and is also well placed for good access to both Monmouth and Ross on Wye and the M50/A40 road network. The neighbouring village of Much Birch has both having excellent road networks. Although Kingsthorne has limited facilities, it does have a bus service between Hereford and Ross on Wye, a primary school in the neighbouring village of Much Birch, Doctors surgery and Pilgrim Hotel. For those who enjoy the outdoors, there is an array of green lanes and footpaths in the vicinity.

Planning Permission

Planning Permission was granted on the 9th March 2023 under application #220145, valid for 3 years, for the development of a single dwelling house and access. A further application of approval of reserved matters was granted under application number 241328 dated 21st March 2025. There are plans drawn showing the proposed scheme, details are available upon request.

Accommodation

The proposed scheme shows a flexible layout showing the following accommodation

Ground Floor

Reception hall, dining room, snug/home office, utility, two bedrooms, en-suite bathroom and family bathroom.

First Floor

Two further bedrooms, shower room and sitting room.

Services

Electricity and water are nearby. Private drainage. Buyers should make their own enquiries with the relevant authorities.

Tenure

Freehold.

Directions

Proceed out of Hereford, south on the A49 as if going towards Ross on Wye. After about 5 miles on the top of the Callow, take the left turning towards Kingsthorne. Follow the country lane and just opposite the bus stop in the village, take the left turn down the bank and the first right into Wrigglebrook Lane. Take the first right into Upper Wrigglebrook Lane and after a short distance, just before the left hand bend, the site can be seen on the left as denoted by the Agents For Sale sign.

What3words: ///outsiders.fastening.curtains

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Mode of Sale

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Land at Closeburn, Ladywell Lane' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received Thursday 7th May 2026, no later than noon.

Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.