



*RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND AT THE BALANCE, TITLEY, HEREFORDSHIRE, HR5 3RU*

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TITLEY, HEREFORDSHIRE, HR5 3RU**

**AN EXCELLENT RURAL SITE WITH FULL PLANNING
CONSENT FOR FIVE LARGE 4 BEDROOM DWELLINGS ON
THE EDGE OF THE VILLAGE OF TITLEY**

Kington 2.8 miles. Hereford 19 miles.

M50 2.9 miles – Hereford 14.8 miles – Gloucester 19.8 miles

(Distances are approximate)

FOR SALE BY PRIVATE TREATY



DEVELOPMENT SITE

This property is an excellent rural development opportunity for a site with full planning permission for five 4 bedroomed dwellings on the edge of the rural village of Titley in north west Herefordshire.

The site lies in the centre of Titley which benefits from a church, village hall and The Stag public house. Titley is positioned on the B4355 halfway between the rural market towns of Kington and Presteigne.

Both town offer useful amenities including primary and secondary education, supermarkets, shopping and sporting facilities. The City of Hereford offers wider employment, eating and recreation opportunities. The nearest rail service Is Leominster 13.5 miles east.

PLANNING

The site falls within the area of Herefordshire Council. It benefits from full planning permission for 5 dwellings. Following outline planning being granted in 2016, the reserved matters application was approved in February 2025 and the phosphates credits secured by the Vendor.

P192515/RM – Application for approval of reserved matters following outline approval. Approved 14th February 2025.

P160581/O – Proposed site for erection of 5 four bedroom dwellings. Approved 21st April 2016.

PROPOSED SCHEME

The site is currently an agricultural yard with a farm building to be removed following completion. The yard is to be split into two, the land benefitting

from planning permission will be sold and the Vendor will retain a right of way to the eastern edge of the site. There are mature trees and hedgerows surrounding the site which are to be retained as part of the scheme.

The development benefits from private access from Eywood Lane and will have a drive following the eastern boundary of the site. Plot 1 benefits from private access to the left of drive, whilst the remaining four plots share the access further north.

Each dwelling will benefit from a private car port, large gardens and four bedrooms on the first floor. Plot 1 is proposed to be a farmhouse traditional in appearance with other properties within the village, with the other four dwellings are predicted on traditional agricultural buildings.

Internal areas of each dwelling are as follows:

Plot	Drawing	Sq m	Sq ft
1	7218-1-21-B	185	1,960
2	7218-1-22-A	162	1,750
3	7218-1-23-A	168	1,815
4	7218-1-24-A	176	1,891
5	7218-1-25-A	167	1,800

SERVICES

Mains electricity and water are adjacent to the site. The outline permission confirmed that foul water is to be discharged to the mains sewer on Green Lane and surface water discharged via nearby outfall.

SECTION 106 (S106) PHOSPHATES

The Vendor has agreed a Section 106 with Herefordshire Council. The Purchaser is to enter into this agreement and settle the outstanding balance of £41,832 prior to commencement.

LEGAL INFORMATION

Each party are to incur their own legal costs in respect of the transaction. A legal undertaking is to be provided by the Purchaser in the event they withdraw from negotiations.

The land forms part of the wide Land Registry titles HE27918 and HW101352.



TERMS

The freehold interest on the site is for sale via private treaty.

AGENTS

For further information please contact the selling agents:
RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye.
Tel: 01989 567233



Plot 1



Plot 2



Plot 3



Plot 4



Plot 5

