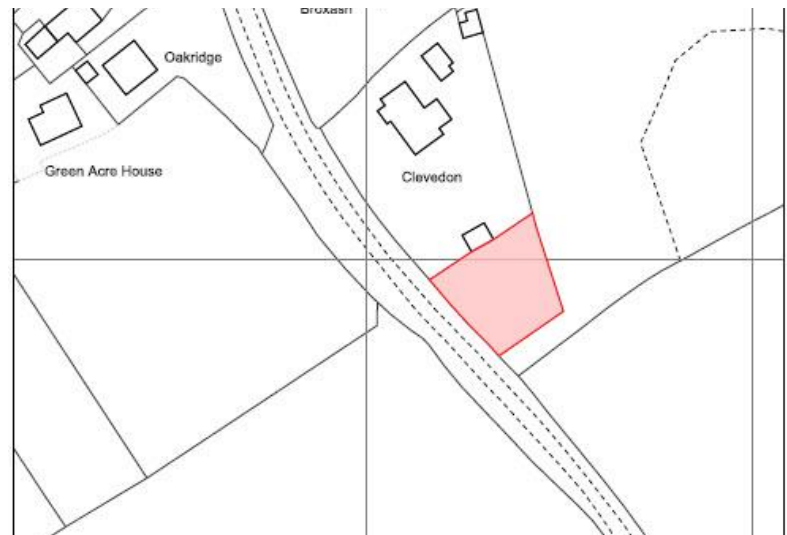




Building Plot at Litmarsh

Marden
Hereford
HR1 3EZ

£140,000

- Superb Building Plot
- Lovely rural location
- Outline Planning Permission
- Ideal self-build project
- Services available
- About 0.17 acres

Building Plot at Litmarsh, Marden, Herefordshire HR1 3EZ

This excellent building plot occupies a tranquil rural setting in the small hamlet of Litmarsh which lies within the larger parish of Marden, midway between the cathedral city of Hereford and the market town of Leominster - both 8 miles.

Within a mile of the plot are the villages of Marden and Bodenham where there is a church, primary school, shop/post office, public house, doctor's surgery and Bodenham Lakes a nature reserve.

THE PLOT

The building plot is a former garden and is level and is enclosed by fencing, mature hedging and with views overlooking surrounding farmland.

The site extends to approximately 0.17 of an acre.

PLANNING PERMISSION

Outline planning permission was approved on the 13th of March 2026 for the following:

One self build dwelling and associated works; replacement of a septic tank with a package treatment plan (application number 253465).

A full copy of this consent and the conditions contained therein is available on our website or the Hereford Council planning portal.

ACCESS

Access will be from an existing entrance off Litmarsh Road.

SERVICES

It is understood that mains water and electricity are available for connection.

Purchasers will be required to install a private drainage system.

AGENTS NOTE

The planning consent makes reference to the replacement of a septic tank.

Please note that the purchasers of the plot will install their own system and that the vendors will be responsible for upgrading their own septic tank.

DIRECTIONS

From Hereford proceed north on the A49 towards Leominster into Moreton on Lugg taking the right turn for the village centre.

Continue through the village over the level crossing and at the next junction turn left towards Marden. Proceed into the village and then turn left signposted Walkers Green and continue for about 2 miles and turn right to Litmarsh and the building plot is located on the left-hand side after about 1/4 of a mile.

What Three Words

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VIEWING

Viewing is by site inspection at any reasonable daylight hour.

MONEY LAUNDERING REGULATIONS

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



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

