



LAND AT WALNEY HOUSE

AYLESTONE HILL, HEREFORD HR1 1JJ

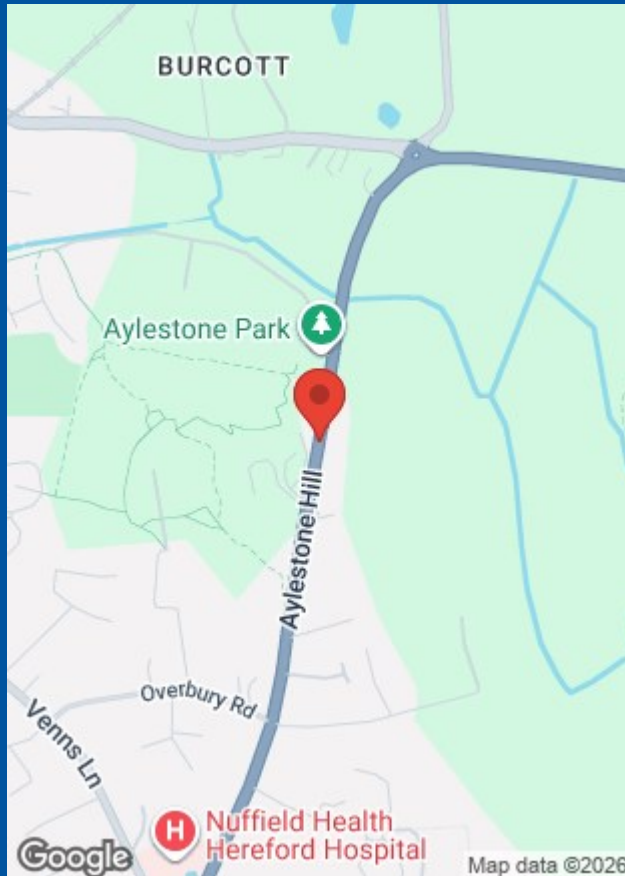
£250,000
FREEHOLD

Ideal self-build project in fantastic location close to city, detailed planning permission for a 4 bedroom house with garage. Mains services available.



LAND AT WALNEY HOUSE

- Ideal self build project
- Fantastic location on the outskirts of the City
- Superb single building plot
- Detailed planning permission
- Four bedroom detached house with garage
- All mains services available



Location

Situated in the sought after location of Aylestone Hill, within walking distance of the City Centre, County Hospital, Schools & Colleges.

The Plot

The plot is part of the former garden for Walney House and will be enclosed with a mix of fencing and hedging with fantastic views across the neighbouring farmland.

The plot extends to

Planning Consent

Outline planning permission was approved on the 22nd of April 2026 for the following:

Proposed erection of a dwelling with integral garage and associated works (application number 252148).

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

The Building

A fantastic four bedroom detached home with garage, open plan living and bedrooms to the ground floor with a master/guest suite to the first floor.

Access

There will be a right of access leading from the driveway to Walney House, located off Aylestone Hill.

Property Services

It is believed that mains water, electricity, drainage and gas are available for connection.

Viewings

Viewing is by site inspection at any reasonable daylight hour.

What3words

eating.debit.sculpture

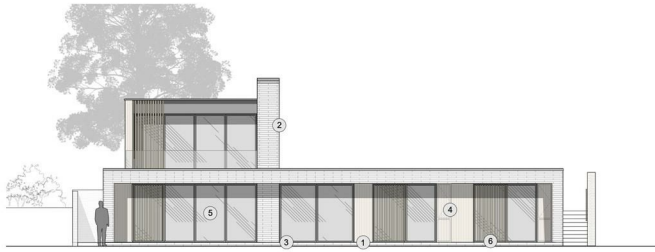
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

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



001 | PROPOSED EAST ELEVATION
1:50 @ A1 1:100 @ A2



002 | PROPOSED NORTH ELEVATION
1:50 @ A1 1:100 @ A2

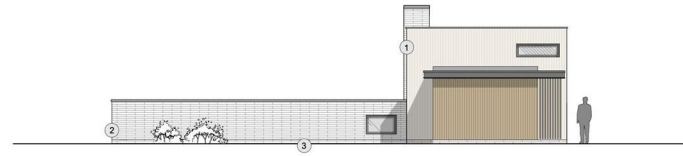
224 | PROPOSED NEW HOUSE ELEVATIONS
1:50 @ A1 1:100 @ A3



KODA
architects and historic building consultants
1:15432 80549
MANIRO DEVELOPMENTS
Wayway House,
116 Avonstone Hill
Haverford
HR1 3JJ

2088 224A
Date: DECEMBER 2023
Rev: A
Scale: 1:50 @ A1 1:100 @ A3
Drawn by: CLJ/AW

PLANNING
PROPOSED NEW HOUSE ELEVATIONS



001 | PROPOSED WEST ELEVATION
1:50 @ A1 1:100 @ A2



002 | PROPOSED SOUTH ELEVATION
1:50 @ A1 1:100 @ A2

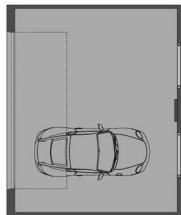
225 | PROPOSED NEW HOUSE ELEVATIONS
1:50 @ A1 1:100 @ A3



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PLANNING
PROPOSED NEW HOUSE ELEVATIONS

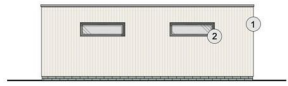


001 | PROPOSED GROUND FLOOR PLAN
1:50 @ A1 1:100 @ A3

227 | PROPOSED NEW GARAGE
1:50 @ A1 1:100 @ A3



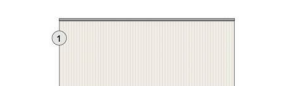
002 | PROPOSED WEST ELEVATION
1:50 @ A1 1:100 @ A3



003 | PROPOSED EAST ELEVATION
1:50 @ A1 1:100 @ A3



004 | PROPOSED NORTH ELEVATION
1:50 @ A1 1:100 @ A3



005 | PROPOSED SOUTH ELEVATION
1:50 @ A1 1:100 @ A3

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Wayway House,
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Haverford
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2088 227
Date: MARCH 2023
Rev: -
Scale: 1:50 @ A1 1:100 @ A3
Drawn by: AJ/BH

PLANNING
PROPOSED NEW GARAGE



001 | PROPOSED HOUSE SITE SECTION LOOKING SOUTH
1:100 @ A1 1:200 @ A3



002 | PROPOSED SITE ELEVATION LOOKING WEST
1:100 @ A1 1:200 @ A3

226 | PROPOSED NEW HOUSE SITE SECTION
1:100 @ A1 1:200 @ A3

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2088 226
Date: DECEMBER 2023
Rev: A
Scale: 1:100 @ A1 1:200 @ A3
Drawn by: CLJ/AW

PLANNING
PROPOSED NEW HOUSE SITE SECTION



001 | PROPOSED FIRST FLOOR PLAN
1:50 @ A1, 1:100 @ A2



002 | PROPOSED LOWER GROUND FLOOR PLAN
1:50 @ A1, 1:100 @ A2

Note:
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| DESCRIPTION | DATE | REV. |
|-------------|------|------|
| | | |

KODA

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Client: MANSRO DEVELOPMENTS

Site Address: Wainey House,
116 Aylestone Hill
Hereford
HR1 1JJ

DWG No: 2088 222A

Date: NOVEMBER 2024

Rev: A

Scale: 1:50 @ A1 / 1:100 @ A2

Drawn by: A & W

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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