

FOR SALE Residential Development Opportunity

Land at Ramblers Way, Winforton, Herefordshire, HR3 6EP



Illustrative Only

Residential Development Opportunity - Winforton, Herefordshire, HR3 6EP

For Sale – Offers in Excess of £500,000



A great opportunity to purchase a 9-unit development site with outline approval in Winforton, Herefordshire.

Kington 8 miles | Hereford 14 miles | Brecon 23 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale via private treaty a superb development opportunity which benefits from Outline Planning Permission for 9no. dwellings in Winforton near the Welsh border.

Description

The site extends to 0.5 hectares (1.2 acres) and is located on the western edge of Winforton in West Herefordshire. The site benefits from an existing access off the A438 connecting Herefordshire to Mid Wales. The property is enclosed on three sides by residential properties and farmland to the south.

The surrounding area is characterised by agriculture with excellent views toward the Welsh Hills and River Wye. Winforton benefits from a public house, with amenities including shop, village hall and primary school available 5 minutes away in Eardisley. The City of Hereford offers wider employment, education and recreation services some 14 miles east.

Planning

The site falls within the administrative area of Herefordshire Council. The subject site benefits from outline planning permission for 9no. dwellings having been granted on 4th July 2025:

- **P240349/O**: Proposed development of 9 dwellings (6 x open market and 3 x affordable).

Although outline planning has been granted, layout, landscaping and access have all been approved at this stage,

therefore a Purchaser is deemed to settle only appearance and scale at reserved matters stage. Please see the decision notice for planning conditions.

Proposed Scheme

The scheme proposes 9no. dwellings, of which two x 2 bedroom, four x 3 bedroom and three x 4 bedroom. Three dwellings are designated to be 'affordable homes' which are to be sold on a discount to market value basis. Please see the S106 agreement.

The indicative layout provides for plots with generous gardens and ample parking. The scheme proposes to use the existing access from the A438 which serves the existing residences at Ramblers Way. Drainage is to be via private package treatment plants and controlled surface water soakaways, with PV panels, EV charging and air source heat pumps providing sustainable living for each resident.

Full drawings and designs are available in the data pack prepared by the agents.

Services

Mains water and electricity are available on-site. Bruton Knowles have not carried out any tests as to the availability of any existing services and parties are to make their own enquiries in this regard.

Section 106 (S106) / Phosphates

The Vendor has entered into a Section 106 agreement with Herefordshire Council to confirm provision for 3no. affordable dwellings whereby the completed units are to be sold at 30% below the Open Market Value to a Qualifying Purchaser. Full details are available within the data pack.

The land is outside of the River Wye and Lugg catchments and therefore no phosphate credits are payable.

Tenure

The land is registered with HM Land Registry under title HE52456. A public right of way crosses the subject property. Provisions for its new route has been included within the planning drawings. The access road is subject to third party rights of way for the residents of the existing properties of Ramblers Way.

Terms

Offers in excess of £500,000. The Freehold interest in the site is for sale via private treaty.

Offers should be submitted to Ben Owen at ben.owen@brutonknowles.co.uk

Further Information & Viewings

A Data Pack has been prepared that provides detailed technical and planning information to include surveys, planning reports and drawings from the recent planning approval and the outline approval. Please contact Ben Owen for access.

The land can be viewed from the existing access off the A438. Viewings are undertaken at the viewers' risk.

Subject to Contract – September 2025

FOR SALE Residential Development Opportunity

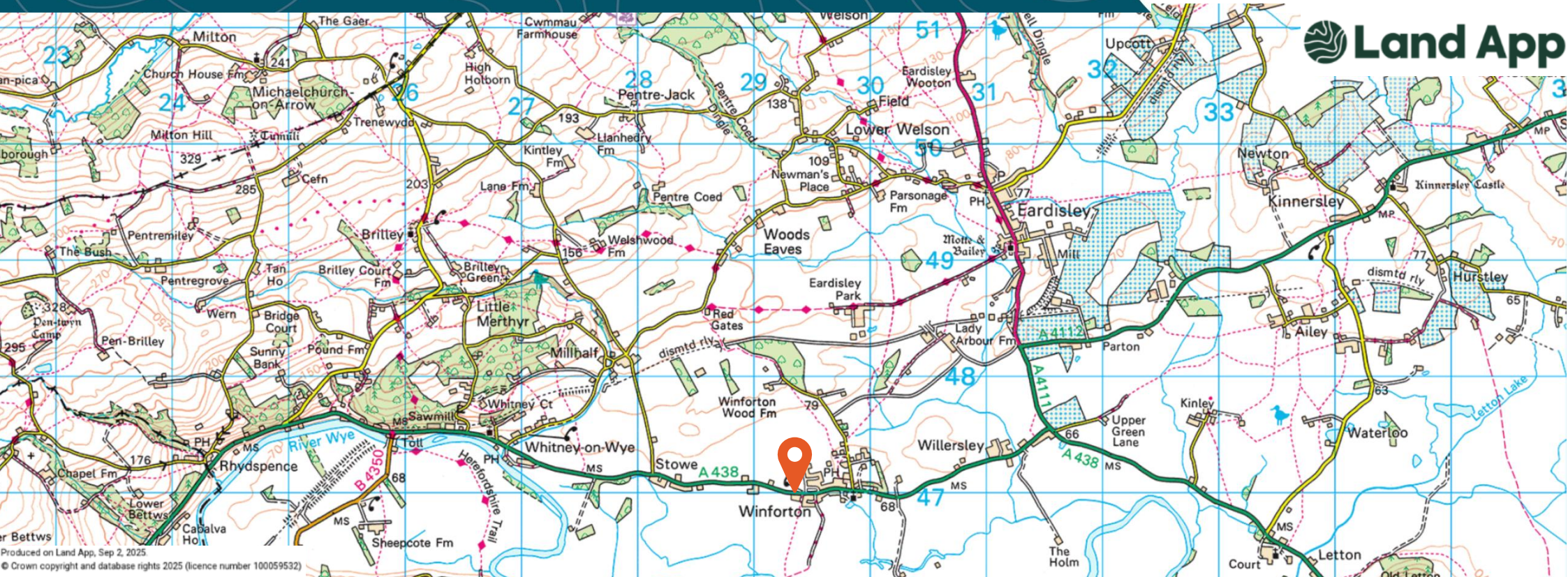
Land at Ramblers Way, Winforton, Herefordshire, HR3 6EP



FOR SALE

/// what3words [momentous.terribly.allow](https://www.what3words.com)

Land at Ramblers Way, Winforton, Herefordshire, HR3 6EP



Contact:

Ben Owen BSc (Hons)

Rural Officer

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

Contact:

William Matthews MRICS

Senior Associate

M: 07841 920434

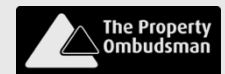
E: william.matthews@brutonknowles.co.uk

Leominster office:

Easters Court, Leominster,

Herefordshire, HR6 0DE

T: 01568 610007



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

For Sale | Code 12308

[brutonknowles.co.uk](https://www.brutonknowles.co.uk)