



Two Building Plots at Dairy House Sarnesfield, Herefordshire, HR4
8RD



Sunderlands
Residential Rural Commercial



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Summary of Features

- Planning Permission for the erection of two detached dwellings
- Application Reference P250846/F
- Sought after location
- Countryside views
- Local amenities nearby

Offers In The Region Of £300,000

An exciting development opportunity with full planning permission granted for the demolition of the existing agricultural buildings and the construction of two detached dwellings with garages and associated works. Planning permission was granted on 30th January 2026 under application reference P250846/F and is valid for a period of three years.

Location:

Located just over a mile from the historic black-and-white village of Weobley and approximately 12 miles north-west of Hereford, the property is also conveniently positioned for access to Hay-on-Wye, Leominster and Kington. Weobley offers an excellent range of local amenities, including a village shop, pub and restaurant, primary and secondary schools, church, and regular bus service, while a broader selection of facilities can be found in the surrounding market towns.

Planning Permission:

Planning Permission was granted on 30th January 2026 under application reference P250846/F, valid for a period of three years, for the proposed demolition of the existing agricultural buildings and the erection of two detached dwellings and garages together with associated works. Plans illustrating the proposed scheme have been prepared and are available upon request.

Accommodation:

The proposed scheme shows a flexible layout showing the following accommodation:

Ground Floor:

Reception hall, lounge, kitchen/dining room, laundry room, WC and bedroom/study with en-suite.

First Floor:

Three further bedrooms, one en-suite shower room and family bathroom.

Services:

The property benefits from two separate water supply pipes, each connected to mains water at Sarnesfield Crossroads. They currently terminate in the paddock situated in front of the site. Both connections are separately metered. Electricity is believed to be in close proximity to the site. Prospective purchasers will be required to install a private treatment plant for foul drainage. There is a reserved right for a drainage pipe

across neighbouring land to discharge into Newbridge Brook, located to the south-east of the property.

Tenure:

Freehold.

Council Tax Band:

Herefordshire council tax band - TBC

Agents Notes:

Provision shall be made for an uplift clause in respect of any increase in the number of dwellings on the property above two, at a rate of 30% for a period of 30 years from the date of acquisition. The purchaser will be responsible for erecting and maintaining livestock and pet proof fences around the perimeter of the property.

Directions

From Hereford, take the A438 Kings Acre Road and turn right onto the A480, continuing through Credenhill towards Norton Canon and Weobley. After approximately 7 miles, turn right at Sarnesfield onto the A4112 towards Leominster. The plots at Dairy House can be found about 1 mile further on, on the right-hand side.

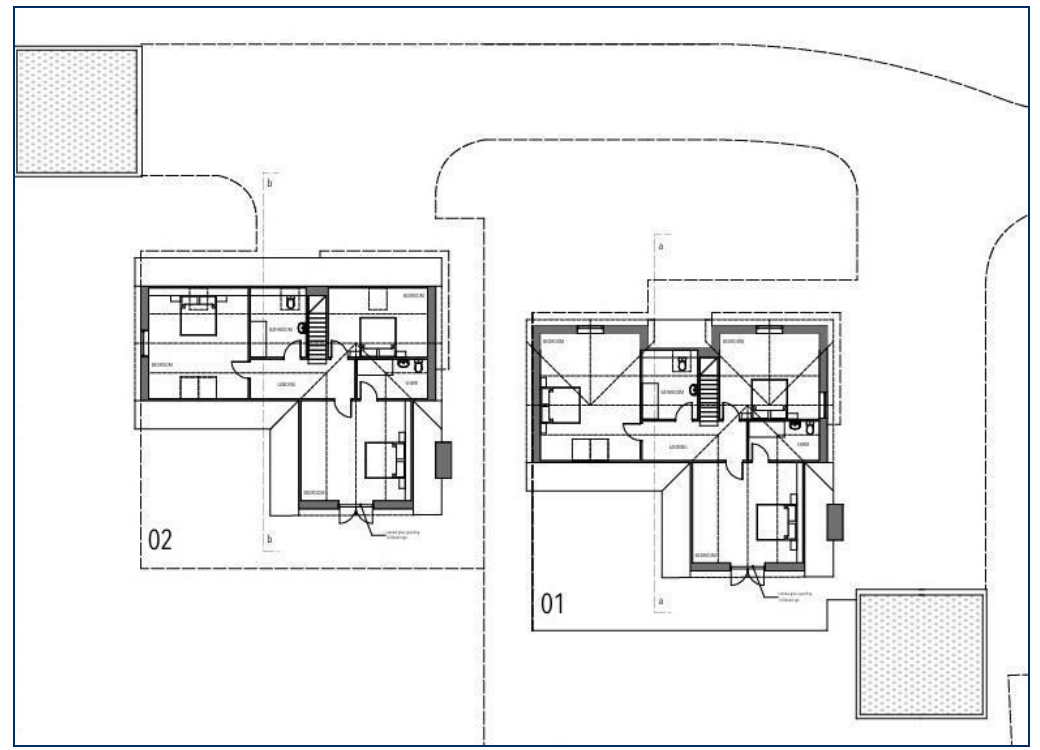
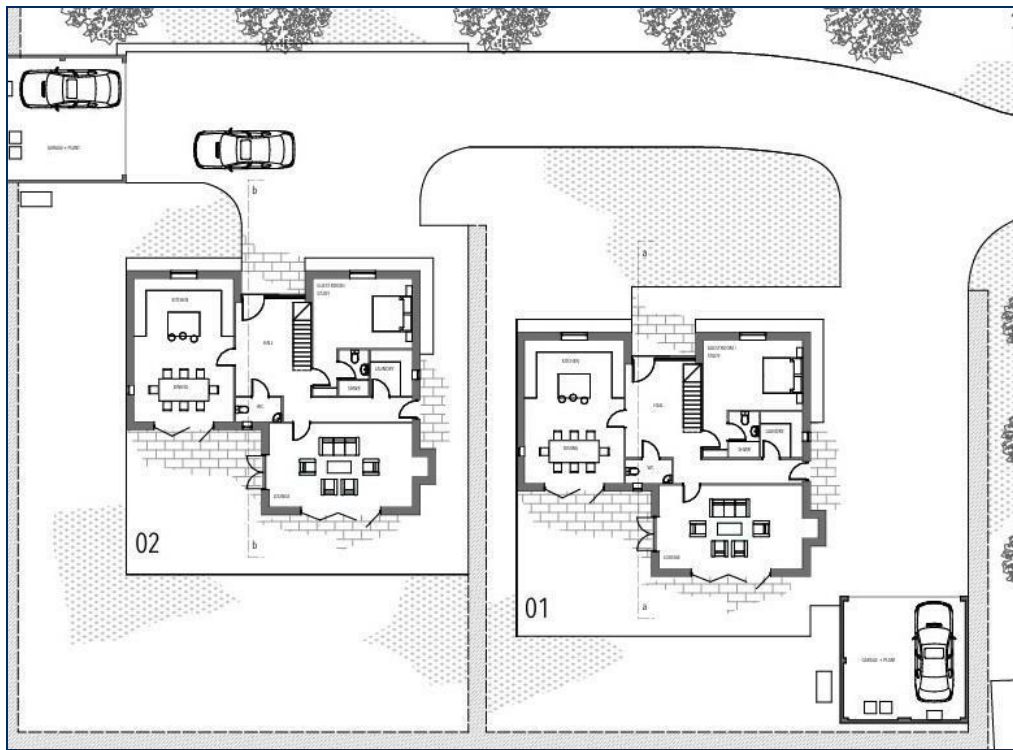
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Viewing notes

Viewings may be conducted independently. A secure combination lock will be fitted to the gate, and the access code will be provided to authorised viewers prior to their appointment. Please contact the Hereford office to arrange a viewing - 01432 356161.

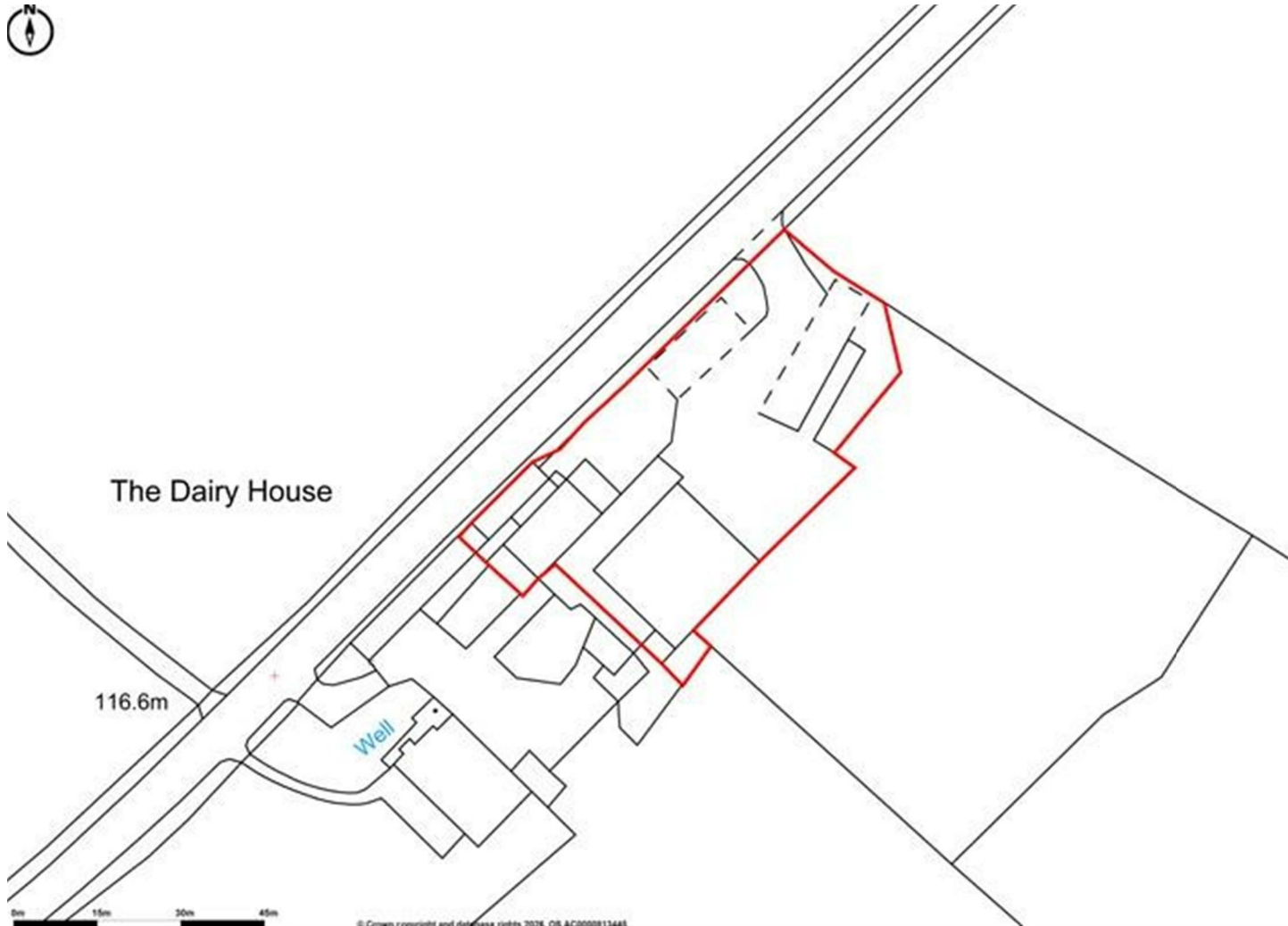
Anti money laundering

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.









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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.