



Land at Closeburn, Ladywell Lane Wrigglebrook, Kingsthorpe, Hereford, HR2 8AW



**Sunderlands**  
Residential Rural Commercial



**Land at Closeburn  
Ladywell Lane  
Wrigglebrook  
Kingsthorne  
Hereford  
HR2 8AW**

### Summary of Features

- Valuable single building plot
- Between Hereford and Ross on Wye.
- Sought after village
- Individual design

**Asking Price £150,000**

A freehold, single building plot situated in this sought after village off a quiet country lane. The sale offers a wonderful opportunity for developers or buyers looking to build their own home with an exciting scheme to form an individual dormer style bungalow. The design is to maximise a flexible layout to suit modern day living with proposed accommodation briefly comprising reception hall, kitchen/dining room, snug/home office, utility, two downstairs bedrooms, one with en-suite and one with family bathroom. To the First Floor, landing, two further bedrooms, shower room and sitting room. The plan is for parking and a garden area.

To fully appreciate the plots location a closer inspection is recommended.

#### **Situation**

Kingsthorne lies approximately six miles south of Hereford and is also well placed for good access to both Monmouth and Ross on Wye and the M50/A40 road network. The neighbouring village of Much Birch has both having excellent road networks. Although Kingsthorne has limited facilities, it does have a bus service between Hereford and Ross on Wye, a primary school in the neighbouring village of Much Birch, Doctors surgery and Pilgrim Hotel. For those who enjoy the outdoors, there is an array of green lanes and footpaths in the vicinity.

#### **Planning Permission**

Planning Permission was granted on the 9th March 2023 under application #220145, valid for 3 years, for the development of a single dwelling house and access. A further application of approval of reserved matters was granted under application number 241328 dated 21st March 2025. There are plans drawn showing the proposed scheme, details are available upon request.

#### **Accommodation**

The proposed scheme shows a flexible layout showing the following accommodation

#### **Ground Floor**

Reception hall, dining room, snug/home office, utility, two bedrooms, en-suite bathroom and family bathroom.

#### **First Floor**

Two further bedrooms, shower room and sitting room.

#### **Services**

Electricity and water are nearby. Private drainage. Buyers should make their own enquiries with the relevant authorities.

#### **Tenure**

Freehold.

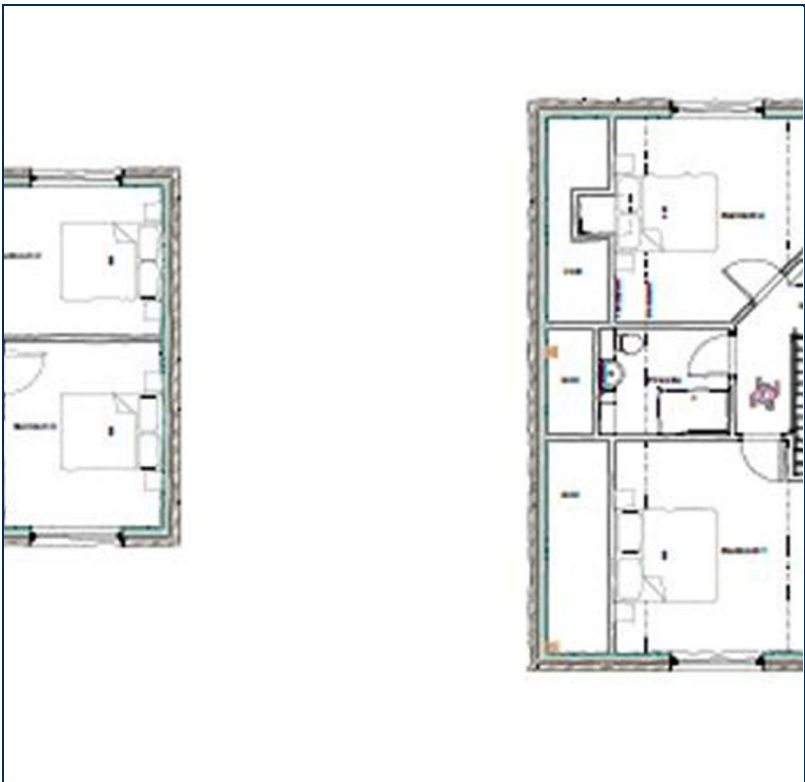
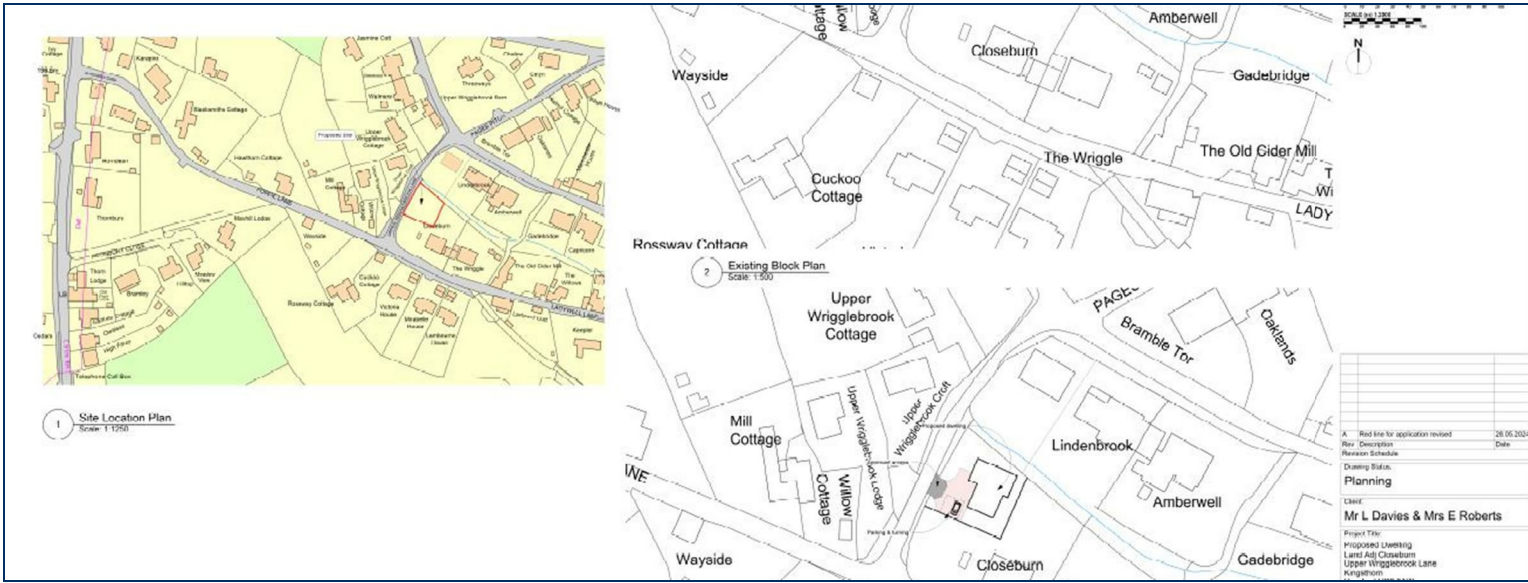
#### **Directions**

Proceed out of Hereford, south on the A49 as if going towards Ross on Wye. After about 5 miles on the top of the Callow, take the left turning towards Kingsthorne. Follow the country lane and just opposite the bus stop in the village, take the left turn down the bank and the first right into Wrigglebrook Lane. Take the first right into Upper Wrigglebrook Lane and after a short distance, just before the left hand bend, the site can be seen on the left as denoted by the Agents For Sale sign.

What3words: ///outsiders.fastening.curtains

#### **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.



2.4x25m visibility splay

New native species hedging set back behind visibility splay and to replace existing overgrown and unkempt hedging

J-Bermoula

Wood and brack-eco habitat

Existing mature screening to be cut back

Vehicular access - refer to Link Engineering's drawings

Circle of approved 100mm diameter with dashed line

Condition 0 45 degree splay

New native species hedging set back behind visibility splay and to replace existing overgrown and unkempt hedging

Proposed land registry boundary

Secure and covered cycle storage within shed

Proposed land registry boundary

Current walls and recycling

**Sunderlands**

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