



Plots behind Upper Court Sutton St. Nicholas, Hereford, HR1 3AY



Sunderlands
Residential Rural Commercial



**Plots Behind Upper Court
Sutton St Nicholas
Hereford
HR1 3AY**

Summary of Features

- For sale by Informal Tender on Thursday 6th August 2026, 12 noon
- Planning for 4 detached properties
- 0.72 acre site including the access drive
- Ideal for developers
- Sought after village

**For Sale By Informal
Tender £450,000**

For sale by Informal Tender on Thursday 6th August 2026 12 noon. A small valuable development site of four building plots being sold as a whole being a particular interest developers and builders. This tucked away site is within the popular sought-after village of Sutton St Nicholas, just a couple of miles north of Hereford centre. The site has detailed planning permission for two houses and two bungalows, each having garaging and gardens. The site is level and extends to about 0.72 of an acre including the access drive and is pleasantly situated away from any main roads but convenient to the village centre.

Situation

Sutton St Nicholas is a sought-after village just a couple of miles north of Hereford which has an excellent Primary School and village hall, public house, church and many delightful walks around the surrounding countryside. It has easy access back to the city where main facilities include leisure, shopping, educational and an array of eating places. There is also a bus service to the village.

Planning Permission

Planning permission was granted on the 23rd October 2025 for three years under application #231391 for the erection of four dwellings. The planning consent shows the following scheme with brief details as follows:

Plots 1 and 2 - Detached bungalows comprising: Entrance Hall, lounge, utility with cloakroom, kitchen, three bedrooms, en-suite shower and family bathroom.

Plot 3 - Detached house comprising: Reception hall, cloakroom, sitting room, kitchen/dining room, garden room, three double bedrooms, two en-suites and family bathroom. Attached garage with office space over.

Plot 4 - Detached house comprising: Reception hall, open plan kitchen/dining family area, utility and cloakroom, separate sitting room, three bedrooms, dressing room, en-suite and family bathroom.

Each property has good sized gardens and garaging.

Services

We understand that mains, electricity and water are nearby. Drainage for the proposed dwellings to a packaged treatment plant. This is to include the connection of the neighbouring property, Apple Bank all at the cost of the buyer.

Agent's Note

Viewing strictly through the Agents at any reasonable time.

The site is limited to 4 residential properties only

Directions

Leave Hereford north along the Sutton St Nicholas road and into the village. At the pub, turn left as if going to Marden. After about 400 meters, turn left along a vehicle drive and then left again into the site.

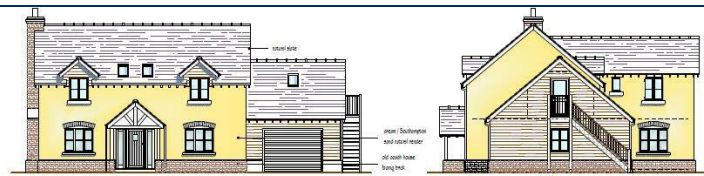
What3words: ///huddled.rating.detergent

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.

Method of Sale

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Plots behind Upper Court' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received by Thursday 6th August 2026, no later than noon.



Front (N) Elevation



Side (W) Elevation



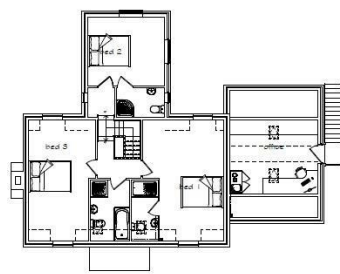
Rear (S) Elevation



Side (E) Elevation



Ground Floor Plan



First Floor Plan



Front (S) Elevation



Side (W) Elevation



Rear (N) Elevation



Side (E) Elevation



Ground Floor Plan



Front (N) Elevation



Side (E) Elevation



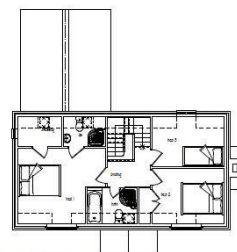
Rear (S) Elevation



Side (W) Elevation



Ground Floor Plan



First Floor Plan





rightmove
find your happy

Zoopla.co.uk
Smarter property search



Sunderlands

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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.