



Edwin Barn, Newton St Margarets, Hereford, HR2 0QN



Edwin Barn
Newton St Margarets
Hereford
Herefordshire
HR2 0QN

FOR SALE BY INFORMAL TENDER

- FOR SALE BY FORMAL TENDER
- A barn with planning permission
- Situated in a stunning rural location
- All set in approximately 9 acres

**TENDER CLOSES AT NOON ON
WEDNESDAY 19th OCTOBER 2022**

Hay-on-Wye 11 miles
Abergavenny 14 miles
Hereford 15 miles

For sale by Informal Tender on Wednesday 19th October 2022. Edwin Barn, Newton St Margarets is a detached barn with planning permission for change of use from an agricultural building to one larger dwelling house. The development under Class Q is permitted and is subject to the application reference 220819. The planning consent granted offers the opportunity to create a stunning conversion set in approximately 9 acres and providing accommodation which includes an open plan living area on the ground floor, two bedrooms and a bathroom. On the first floor, the consent has approved an en-suite bedroom with further storage areas.

Location

The barn is found in the area of Newton St Margarets, which is situated in the foothills of the Black Mountains and found approximately 15 miles to the west of the city of Hereford and approximately 14 miles from Abergavenny and 11 miles from Hay-on-Wye. Immediate village facilities can be found in Peterchurch which offers both primary and secondary education, the latter being offered at the renowned Fairfield High School. There is also a village stores, hairdressing salon, church, village hall and two public houses.

Newton St Margarets is also found close to Longtown which also has a public house and village stores.

A wider range of services and facilities can be found in Hay-on-Wye, famous for its annual literary festival and a popular tourist destination. The Cathedral city of Hereford offers main city services and facilities and a train station can be found in both Hereford and Abergavenny.

The local area is a haven of peace and tranquility with stunning views and this particular barn is found up a small country lane.

The Land

The property is set in approximately 9 acres of very gently sloping pastureland which is in good heart and offers potential for a number of uses.

Planning Application

The planning application code for the development is 220819 under Herefordshire Council. A copy of the plans along with the decision notice can be requested via the agent.

Tenure

Freehold with vacant possession upon completion.

Services

We are advised that the property is connected to mains water. Buyers to make enquiries with Western Power regarding electricity.

Method of Sale & Applications

The property will be sold by Informal Tender (unless previously sold). All tenders must be in writing, with the attached form completed and signed and must be received by **Wednesday 19th October 2022 at Noon** to: Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire. HR3 5BU. Envelopes must be marked "EDWIN BARN F.A.O. Mr Harry Aldrich-Blake"

The owner of the land reserves the right not to accept the highest tender and indeed the right not to accept any tender at all.

Directions

From Hay-on-Wye, proceed on the B4348 towards Cusop, continue through Cusop then take the right-hand turn towards Ross-on-Wye and Peterchurch (B4348). Follow the course of the road through the villages of Dorstone and Peterchurch and after exiting Peterchurch take the next turning right (signposted to Michaelchurch) and continue through the villages of Vowchurch and Turnastone and proceed up hill. Continue along this lane past the first turning (signposted to the church) and take the next left turn, adjacent to a red brick chapel. Follow the road to the T-junction and then turn left. Take the next turning left (signposted to Bacton and Pontrillas), continue along this lane and then take the first left hand turn onto a country lane. Proceed along the lane for approximately 100 yards where the property will be found on the

left-hand side as indicated by the agents For Sale board.

What3words Reference:
bookmark.tilting.topped

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

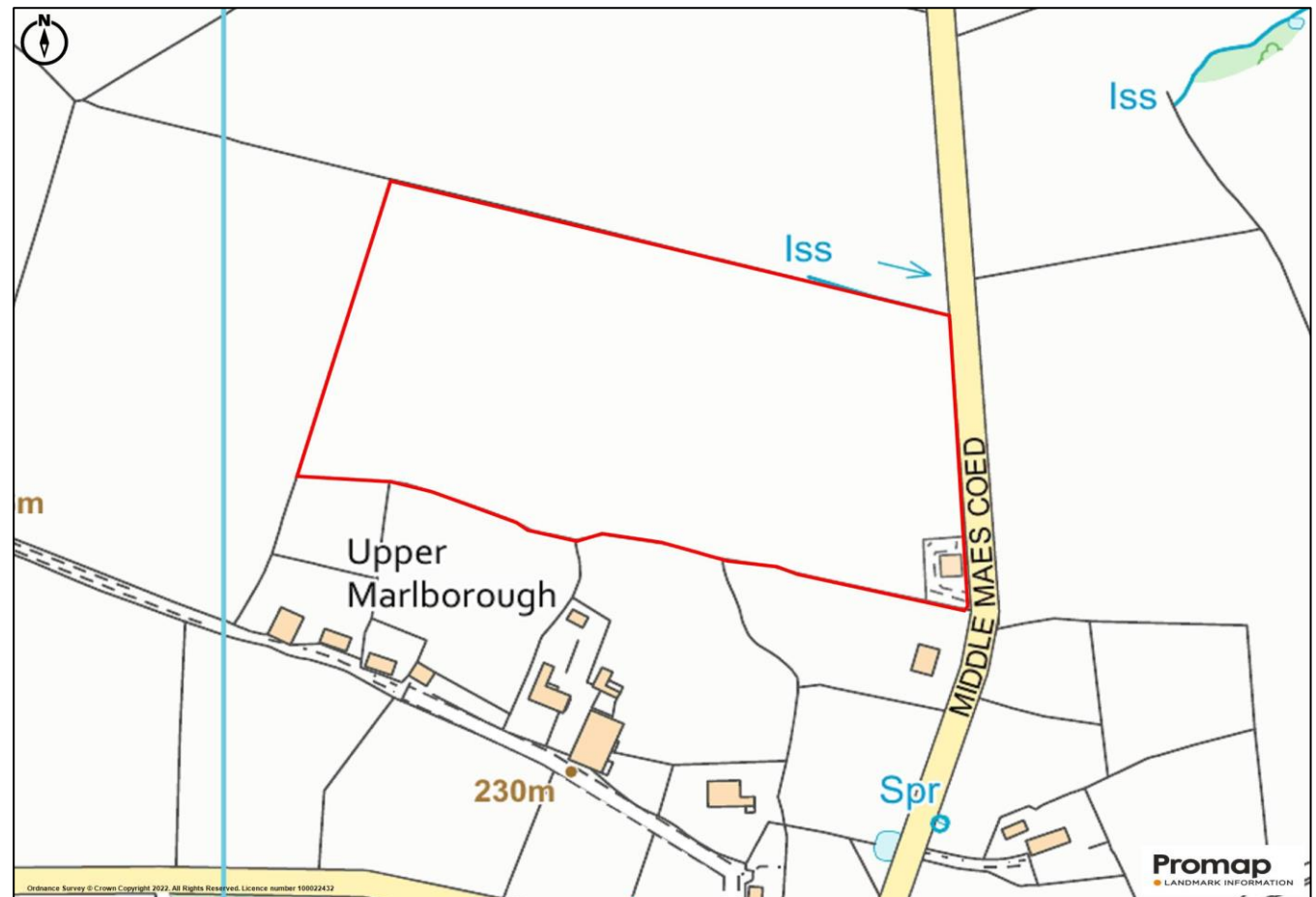
Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



Health and Safety Notice

Viewing is undertaken solely at your own risk and neither the agents or the owners of the land take any responsibility for any injury however caused.

Vendor's Solicitor Details

Mr Alex Cunliffe, Lambe Corner & Co Solicitors, 36-37 Bridge Street, Hereford, HR4 9DJ. Tel: 01432 355301

Money Laundering

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

Wayleaves Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor

Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be

discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

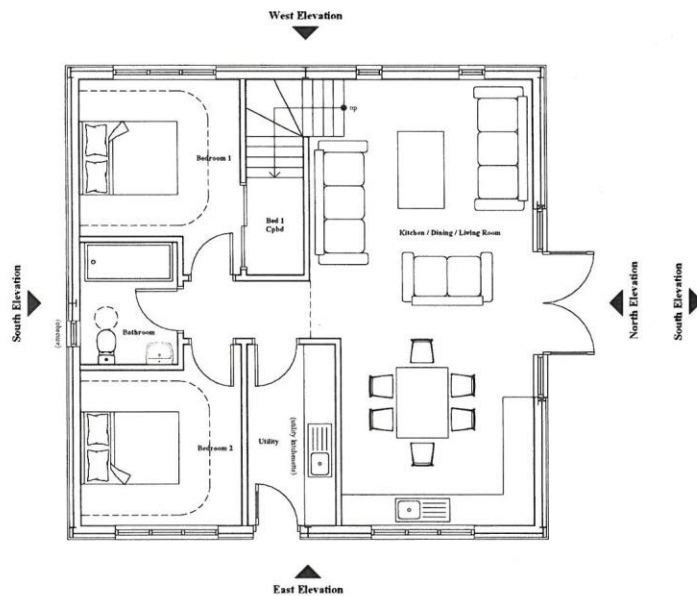
Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

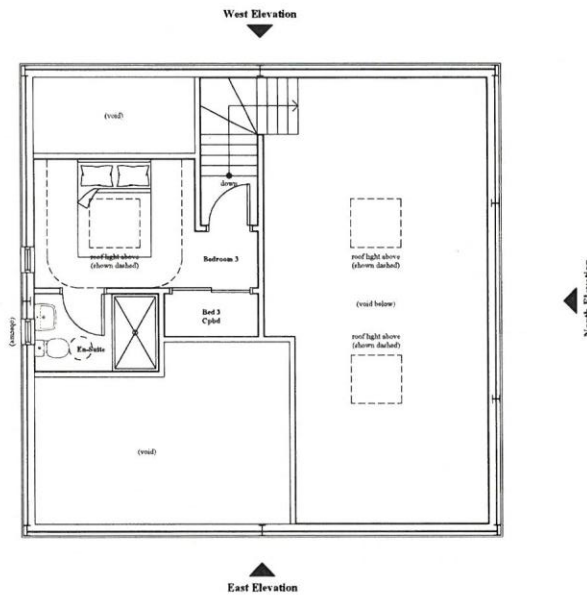
Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

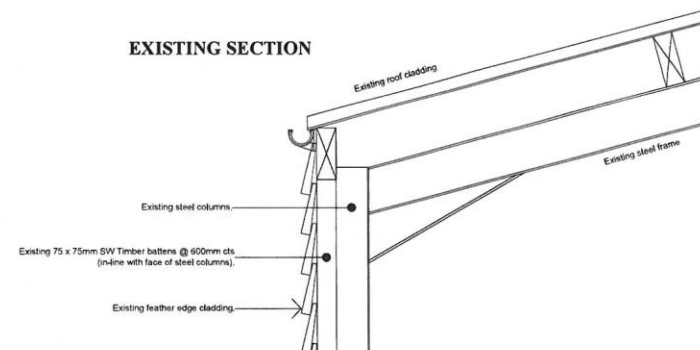


Proposed Barn Conversion Ground Floor Plan
1:50 @ A1

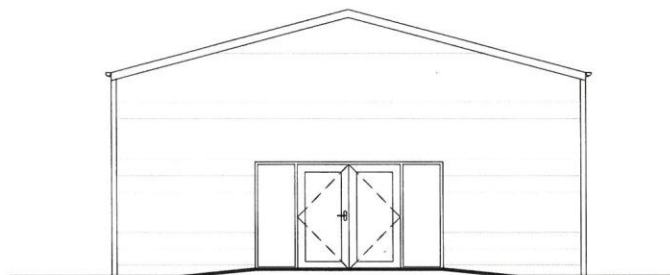
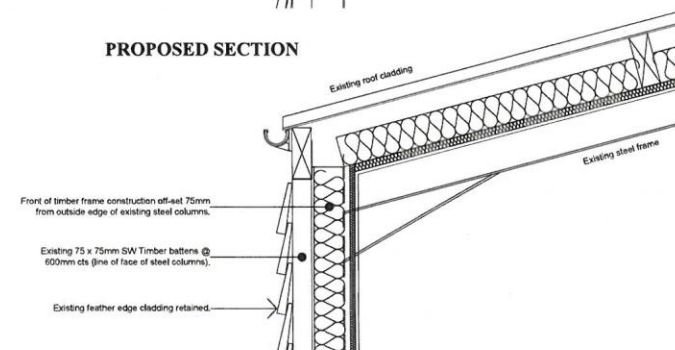


Proposed Barn Conversion First Floor Plan
1:50 @ A1

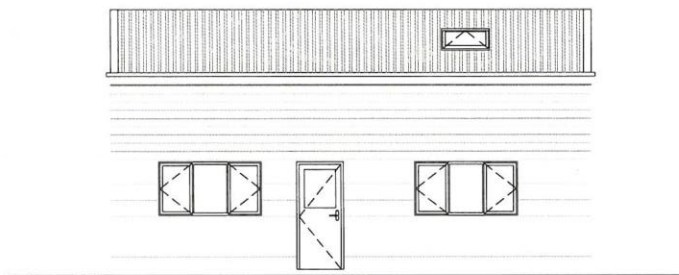
EXISTING SECTION



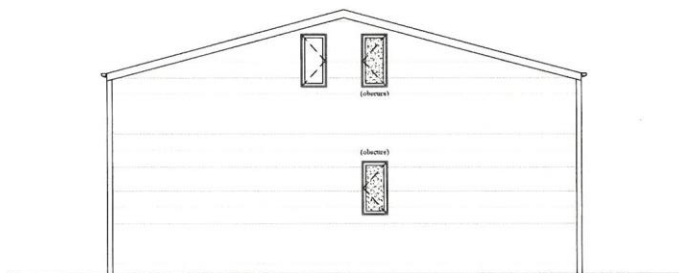
PROPOSED SECTION



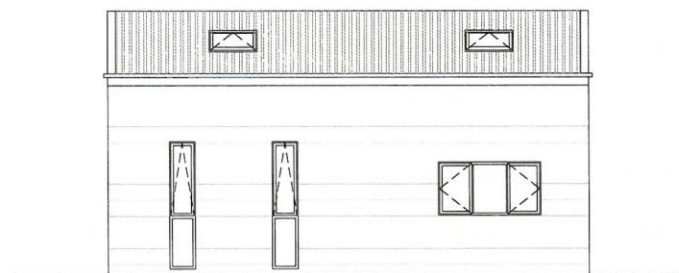
Proposed North Elevation
1:50 @ A1



Proposed East Elevation
1:50 @ A1



Proposed South Elevation
1:50 @ A1



Proposed West Elevation
1:50 @ A1

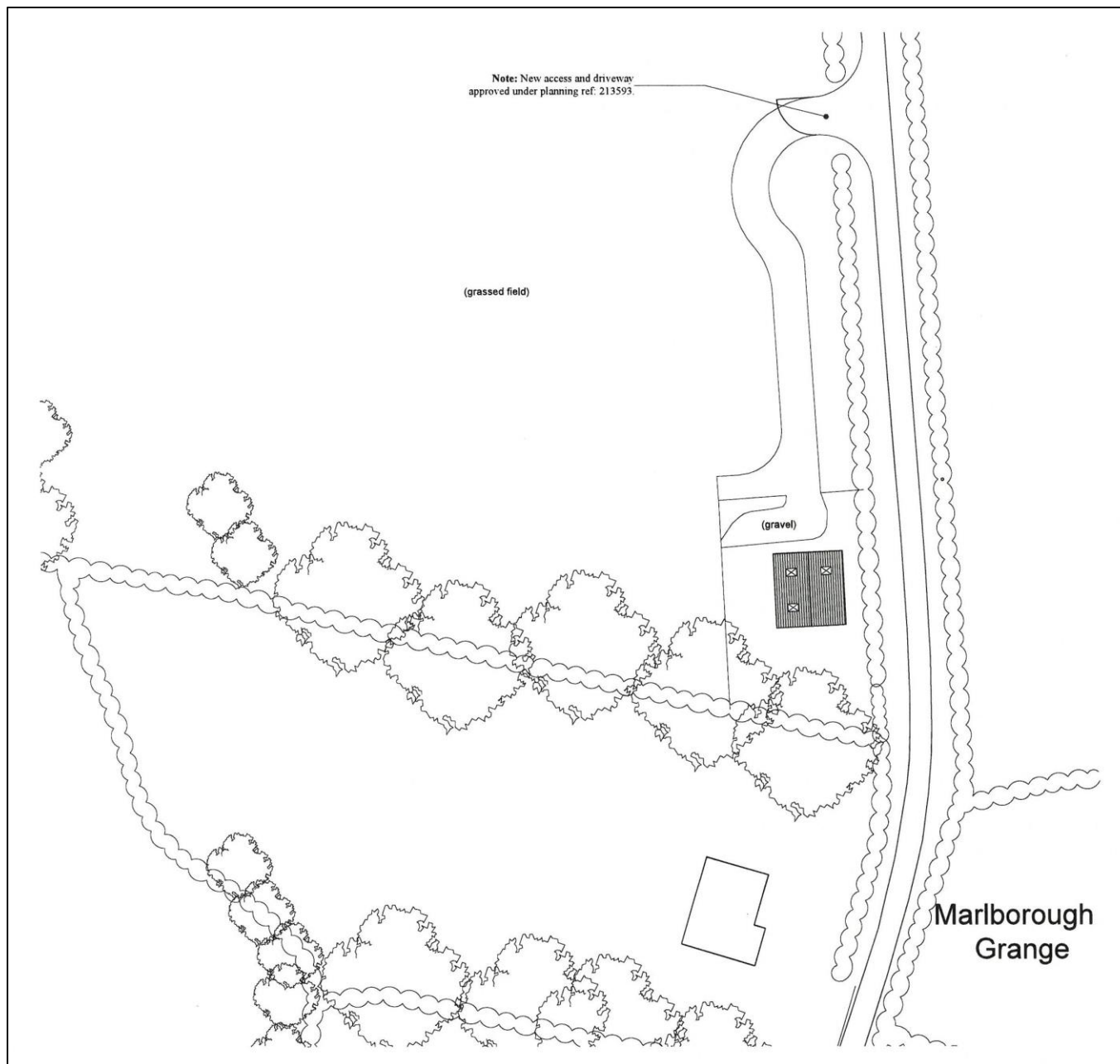
Scale 1:50
0m 0.5 1 1.5 2 2.5m



Collins Design & Build
& Project Management

UNIT 5, WESTWOOD INDUSTRIAL ESTATE, PONTRILAS, HEREFORD, HR2 0EL
TEL: 01981 240682 FAX: 01981 242926

TITLE Proposed Barn Conversion Plan and Elevations				
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CUSTOMER	Bryan Smith	DRN	BAB	JOB No. 5332
SITE ADDRESS	Barn North of Marlborough Orange	DATE	Feb 2022	DRG No.
	Newton St Margarets Herefordshire, HR2 9QN	SCALE	As shown	P-210 A1



Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

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Smarter property search



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.