



Proposed site plan
1 : 250

Mixed native hedgerow
To comprise bushy transplants or cell grown stock, 60-80cm high. A variety of locally sourced native woody species, a similar composition to that of existing hedges.

- To include
- | | |
|--------------------|-----------|
| Crataegus monogyna | Hawthorn |
| Cornus sanguinea | Dogwood |
| Corylus avellana | Hazel |
| Ilex aquifolium | Holly |
| Rosa canina | Wild rose |

Hedging plants are to be 60-80 cm high, bareroot, healthy and vigorous plants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre.

All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Planting to be completed no later than the first planting season post completion of the external works.

The planting will be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

Planting area to be cultivated and cleared of weed and construction waste etc.



Stock proof fence to field side



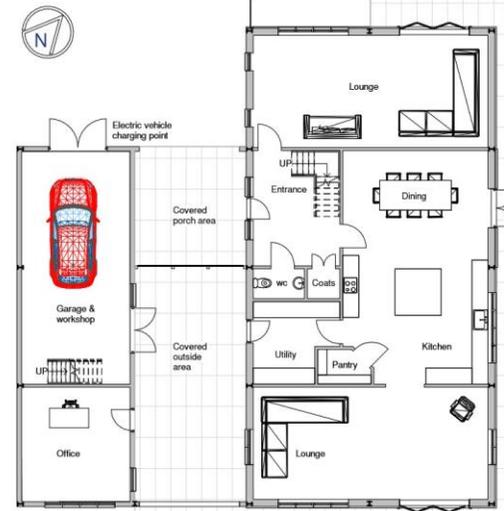
3D View A



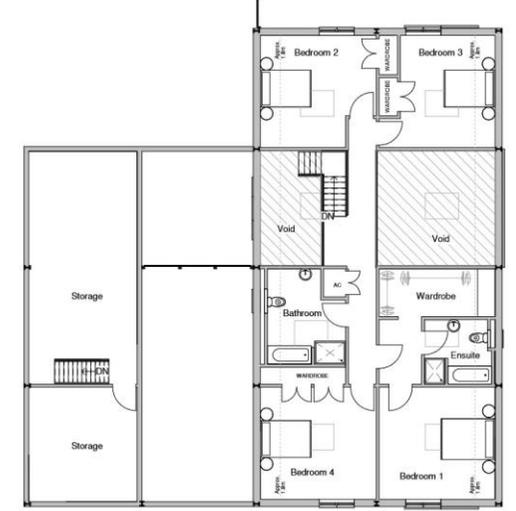
3D View B



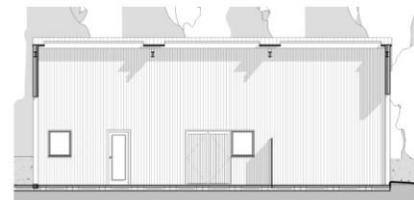
3D View C



Proposed ground floor plan
1 : 100



Proposed first floor
1 : 100



North east internal elevation- Outbuilding
1 : 100



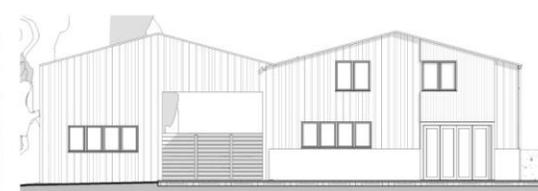
South west internal elevation- House
1 : 100



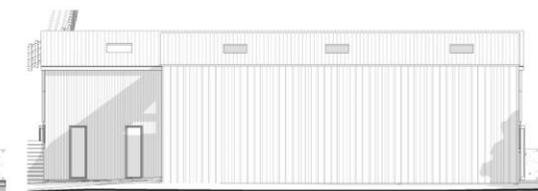
Proposed north west elevation
1 : 100



Proposed north east elevation
1 : 100



Proposed south east elevation
1 : 100



Proposed south west elevation
1 : 100



**New Barn Old Farm
Newton St Margarets
Hereford
Herefordshire
HR2 0QW**

Summary of features:-

- **For sale by INFORMAL TENDER (unless previously sold)**
- A former agricultural barn with planning permission
- Situated in a stunning rural location
- Set in approximately 6.32 acres
- **TENDER CLOSING DATE 12PM NOON WEDNESDAY 15TH MAY 2024**
- Guide Price £400,000

**Hay-on-Wye 11½ miles
Hereford 15 miles
Abergavenny 16 miles**

Description

For sale by Informal Tender on Wednesday 15th May 2024 (unless previously sold).

New Barn Old Farm, Newton St Margarets is a detached barn with planning permission for change of use from an agricultural building to one larger dwelling house set in approximately 6.32 acres.

The development is permitted under planning application reference 231940 with the date of the application being 22nd June 2023.

This barn with planning consent offers the opportunity to create a stunning home offering extensive accommodation which includes two large downstairs reception rooms, an open plan kitchen/dining area with a generous entrance hall and in the main part of the building, four bedrooms with one ensuite and a further family bathroom.

Interestingly, the building also incorporates a second barn which is attached to provide a large covered outside area, garaging and a large office space with two exceptional storage spaces on the first floor.

Situation

The barn is found in the area of Newton St Margarets which is situated in the foothills of the Black Mountains and located approximately 15 miles to the west of the

cathedral city of Hereford, 16 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 with 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, village stores and a primary school. 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. The nearest train stations 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 tucked away from a country road.

The Land

The property is set in approximately 6 acres of gently sloping pasture offering potential for further uses as illustrated in the attached plans.

Planning Application

The planning application code for the development is 231940 (Herefordshire Council).

A copy of the plans 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 are to make further enquiries as to the suitability of connections via Welsh Water and Western Power.

Method of Sale

The property will be sold by **INFORMAL TENDER** (unless previously sold). All tenders must be in writing via the prescribed form which is available from the agent.

Tenders must be received by **12PM NOON on WEDNESDAY 15TH MAY 2024** to: Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire. HR3 5BU. Envelopes must be marked "NEW BARN OLD FARM, NEWTON ST MARGARETS F.A.O. MR HARRY ALDRICH-BLAKE".

The owner 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 for 2.7 miles through the villages of Vowchurch and Turnastone and proceed up the hill. Continue along this lane then take the first left-hand turning (signposted St Margarets and Church).

Proceed along this lane for 1.6 miles and then take the driveway to the right as indicated by the Agents for sale board. Continue down this driveway where the property will be found on the left-hand side.

What3words:

//grounding.throwaway.encroach

Viewing and Contact Details

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

Contact tel: 01497 822522

Email: hay@sunderlands.co.uk

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

Ms Tracy Duggan, Thrings LLP, Church Street, Ross-on-Wye, Herefordshire, HR4 9HN. 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 misstatement 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.

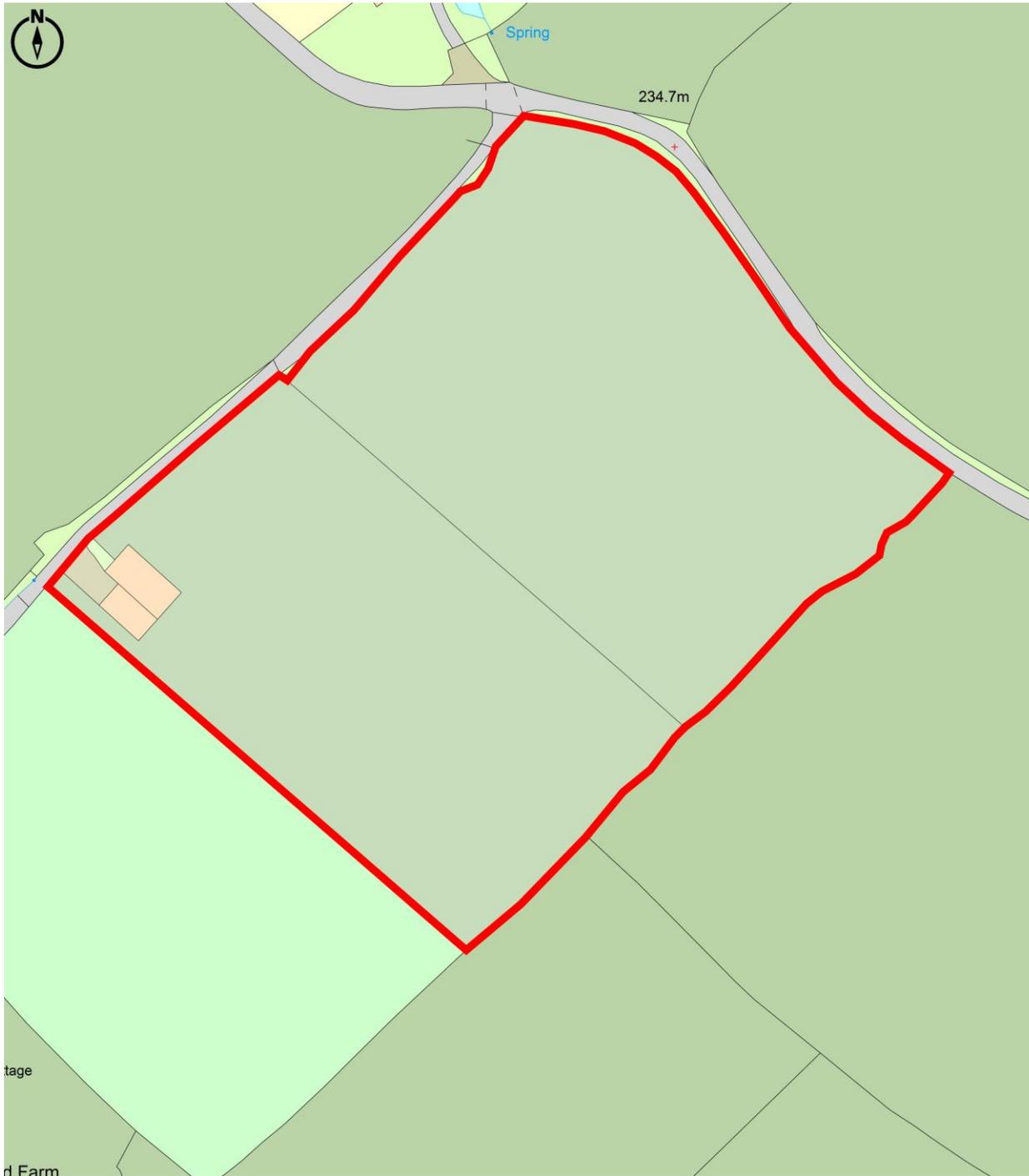
Inconsistency

In the event that there is 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



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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