



# The History of Ewyas Lacy

Document Record

**Held at:** Private Collection

**Reference:** TGC2

**Source:** Guest Contribution

**Title:** Digital Archive: Tony Gray Collection 2 - Documents, Research Notes and Working Papers relating to Properties in the Upper Escley Valley; Files 2000/ 1-4

**Place name:** Michaelchurch Escley

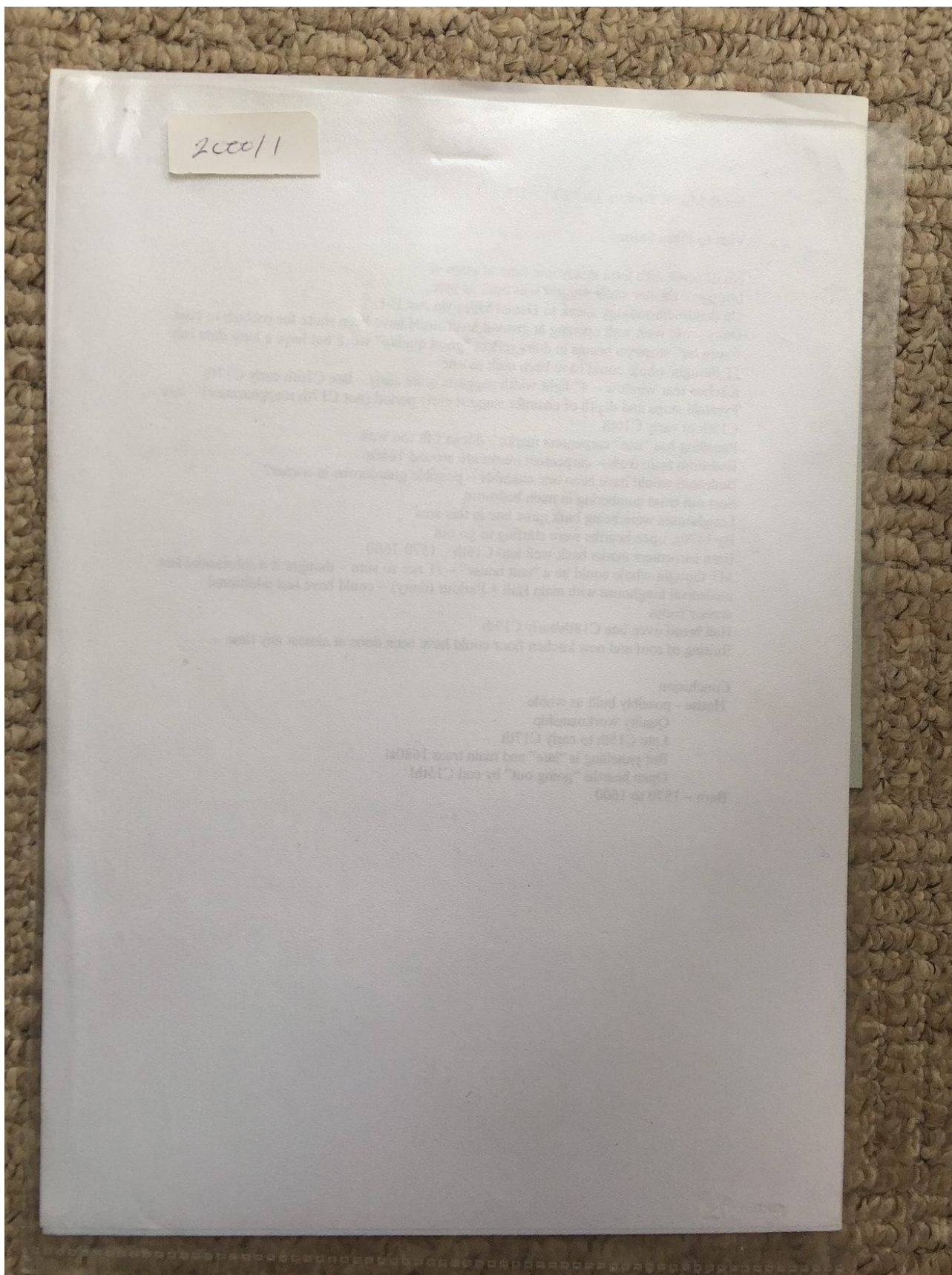
**Date:** 2000s

**Description:**

Photographs of part of a research portfolio of working papers, documents and other material relating to studies by Tony Gray of properties and ownership in the Upper Escley Valley, principally in the parish of Michaelchurch Escley, from the 15<sup>th</sup> century to the present day. Links to other parts of the portfolio can be found in the Index at [http://www.ewyaslacy.org.uk/doc.php?d=rs\\_mic\\_0668](http://www.ewyaslacy.org.uk/doc.php?d=rs_mic_0668)

# The History of Ewyas Lacy

## Document Record





# The History of Ewyas Lacy

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THE PIKE'S FARM. SO 291381 Tithe No.158

Surprisingly this house is not listed in the Royal Commission on Historical Monuments, vol.I, (1931), for it has certain details which date it earlier than their survival date of 1715. It lies on the 1,100 ft. contour facing S. with its main block running E.-W. and the wing N.S.

Externally the main block has two mullioned windows on the ground floor of the N.-facing wall with a hooded drip-mould over the western window which probably dates from the early 17<sup>th</sup> century. There are three windows above close under the eaves. This same block has a five-light window downstairs on the S.-facing wall and a four-light above. On the E. gable there is a small window at the N. end which lights the circular stairway in this corner inside.

The porch at the junction of the two wings has an elliptical-headed doorway with a short run of post-and-panel screening above it; a fairly unusual feature. There is a small dormer window above this, and a four-light window in the wall to the S. down the hill from this is a doorway and a small two-light window below that.

All the stonework is in thin slabs of red sandstone.

On the ground floor there is a hall/kitchen at the E. end of the E.-W. block with a dairy to its W. and then a lobby with a bathroom and central- heating installation in it today. S. of that is a dining-room with a lounge beyond. The walls are unusually narrow for this area being only about 2 ft. thick whereas the usual thickness is at least 2 ft. 3 ins.

Above this is bedroom over the hall/kitchen with a circular stair descending from the N.E. corner, a small bedroom to the W. of this over the dairy and another W. of this again over the lobby area. There is a small bedroom over the kitchen, but the lounge is open to the roof.

I would suggest that this building started life as a long-house i.e. with people and cattle under the same roof. There were still a few like this in the Olchon Valley when I first knew it in the 1960s.

It is recorded in the Tithe Survey of 1843 but must have been there for about two hundred years at least by that time.

The hall with a fireplace at the E. gable has three longitudinal beams with a 3 in. hollow chamfer and a diagonal stop at the end and sixteen joists all chamfered with stops at the end. This probably indicates a building date of early in the 17<sup>th</sup> century between 1600 and 1630 which is the probable date of the drip-mould over the western window in the N. wall. Internally this four-light window has a wooden shelf and at the S. end is a five-light window.

The small room to the W. of this is separated from it by a post-and-panel screen. It has a central beam again with a 3 in. hollow chamfer with nine joists running N.-S., all chamfered and with a simple stepped run-off stop. At the W. end of the N. wall is a three-light window. It was probably a dairy.

To the S. of these two smaller rooms is the modern dining-room. There is a 5 ft. 8 ins. thick wall at the S. end with a fireplace and bake-oven in it with a heavy lintel 20 ins. by 12 ins. with a hollow chamfer. At the W. end a circular stairway goes up to the floor above. There is a window at the N. end of the W. wall.

To the S. through the thickness of the wall a doorway leads into the modern lounge which is open to the roof and was probably the byre or a room used for farm purposes of some sort. As there is quite a wide doorway at the N. end with a window of similar width opposite this could well have been a cattle passage and there could have been cattle ties for a small number of cattle. Alternatively it could have been a 'barn', a place for the storage of grain or some other farm crops.

Upstairs in the main block are two bedrooms over the kitchen/living room separated by a post-and-panel screen. The eastern is approached by the stairway in the N.E.

Parlour  
stair



# The History of Ewyas Lacy

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Jim & Muriel Tonkin 17/7/03

### Visit to Pikes Farm

No of acres with farm at any one time of interest  
Lounge – thinner walls suggest was built as byre  
On dendrochronology speak to Daniel Miles via Ant E-L  
Dairy – old west wall opening at ground level could have been shute for rubbish to pigs  
“wern hir” stops on beams in dairy reflect “good quality” work but have a long date run  
JT thought whole could have been built as one  
Kitchen rear window – 4” light width suggests quite early – late C16th early C17th  
Pyramid stops and depth of chamfer suggest early period (not C17th reappearance) – late C15th or early C16th  
Panelling has “late” carpenters marks – doesn’t fit too well  
Bedroom main truss – carpenters marks are around 1680s  
Bedroom would have been one chamber – possible guarderobe in corner?  
Sort out truss numbering in main bedroom  
Longhouses were being built quite late in this area  
By 1470s, open hearths were starting to go out  
Barn carpenters marks back well into C16th – 1570-1600  
MT thought whole could be a “unit house” – JT not so sure – thought it a substantial late medaeival longhouse with main Hall + Parlour (dairy) – could have had additional service room  
Hall bread oven late C18th/early C19th  
Raising of roof and new kitchen floor could have been done at almost any time

### Conclusion

House - possibly built as whole  
Quality workmanship  
Late C15th to early C17th  
But panelling is “late” and main truss 1680s!  
Open hearths “going out” by end C15th!  
Barn – 1570 to 1600



# The History of Ewyas Lacy

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*Sold Mr Hodgson*

On kind instructions from Mr W Price

ABOUT 5 MILES SOUTH WEST OF HAY-ON-WYE IN A QUITE SUPERB SETTING, WITH  
MAGNIFICENT VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

### **OLD KATES, MICHAELCHURCH ESCLEY, HEREFORDSHIRE HR2 0PT**

**LOT 1** FOR COMPLETE MODERNISATION –  
AN HISTORIC PERIOD COTTAGE STYLE FARMHOUSE AND  
NEARBY CRUCK BARN, WITH RECENT PLANNING AND LISTED  
BUILDING CONSENT TO PROVIDE A DETACHED 3 BEDROOMED  
HOUSE AND SEPARATE 2 BEDROOMED HOLIDAY COTTAGE,  
COMPLETE WITH AMENITY PASTURE LAND - IN ALL 6.48 ACRES

AN OUTSTANDING OPPORTUNITY TO DEVELOP & CREATE A VERY  
SPECIAL COUNTRY PROPERTY

**LOT 2** 9.28 ACRES OF GOOD QUALITY ADJOINING PASTURE LAND

**LOT 3** 25.80 ACRES OF PASTURE LAND ALSO ADJOINING LOT 1

**LOT 4** 11.93 ACRES OF PASTURE LAND OPPOSITE LOTS 1 AND 2



**TO BE OFFERED FOR SALE BY PUBLIC AUCTION**

(Subject to Conditions of Sale and unless previously sold privately)

**ON WEDNESDAY 27<sup>TH</sup> APRIL 2005 AT THE LEFT BANK VILLAGE,  
BRIDGE STREET, HEREFORD AT 2.30PM**

**For viewing and further details please contact:**

Brightwells, Cathedral Chambers, Broad Street, Hereford, HR4 9AS

Tel: 01432 343800 - Ref: Michael Rose

[www.brightwells.com](http://www.brightwells.com)



# The History of Ewyas Lacy

## Document Record

### Situation

Old Kates is situated about 5 miles South West of the market town of Hay-on-Wye, noted for its Literary Festival, wealth of book shops and the superb countryside of the Wye Valley and the Black Mountains. Local amenities are available within the villages of Michaelchurch Escley & Dorstone, whilst the county town of Hereford is within comfortable commuting distance. The area surrounding the farm is completely rural, totally unspoilt with the views to the East and South quite outstanding.

### Description

**LOT 1 - FOR COMPLETE MODERNISATION  
THE FORMER COTTAGE STYLE FARMHOUSE AND BARN WITH AN AREA OF  
SURROUNDING AMENITY PASTURE LAND AND IDEAL FOR RESTORATION  
INTO A UNIQUE COUNTRY HOME WITH NEARBY HOLIDAY COTTAGE.  
GUIDE PRICE £200,000**

This property for modernisation is approached via a hardcore roadway leading off the Michaelchurch Escley to Hay-on-Way road via Llanrosser, and although the Buildings are now in poor condition, they offer a rare opportunity for conversion into an individual and unique three bedroomed family House with nearby Holiday Cottage. Surrounding the Cottage and Barn are over 6 acres of pasture land, which gives considerable privacy and protection as well as an opportunity to keep a horse, pony or other livestock. For identification purposes only it is outlined pink on the sale plan.

### Former Cottage/Farmhouse

This part of the property is of local stone construction and although not lived in for very many years, period features are still in evidence including a stone spiral staircase, original fireplace and nearby bread oven, and a wealth of exposed oak timbers. It has consent for extension and alteration, and present plans provide for:-

On the Ground Floor

Kitchen, Dining Hall, Bedroom 3 and new glazed link to new Lounge with vaulted ceiling, Cloakroom and separate Shower.

On the First Floor

Landing, 2 bedrooms (one with wc and wash hand basin)

### Barn for Conversion

Opposite the House there is an original three bay Cruck Barn with consent for conversion into a detached Holiday Cottage. This building again retains original features, with the opportunity to create a second unique cottage property. Approved accommodation comprises:-

On the Ground Floor

Hall, Kitchen, Cloakroom, Lounge and Bathroom

On the First Floor

Landing and 2 bedrooms with vaulted ceilings.

### Land

The Land has a good roadside frontage, and extends in all to an area of nearly 6½ acres.

**Note:** The Purchaser will be required to erect and thereafter maintain a new boundary fence between points A and B on the plan.



# The History of Ewyas Lacy

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### LOT 3 - 25.90 ACRES

This larger parcel of pasture land is to the South of Lots 1 and 2, with a long roadside frontage on its Western boundary. It is ideal for amalgamation with a nearby holding. For identification purposes only, it is outlined yellow on the sale plan.

### LOT 4 - 11.93 ACRES

This final Lot of accommodation land is located opposite Lots 1 and 2, and again has good accessibility onto the council road. For identification purposes only it is outlined blue on the sale plan.

### General remarks and Stipulations

#### Tenure

All Lots are freehold

#### Possession

Vacant possession will be given on completion of the purchases

#### Entitlements

Only Entitlements to Regional Area Payments will apply. Available to the Purchaser of Lot 1 are registered Common Rights on Vagar Hill equivalent to 1.32 Forage hectares.

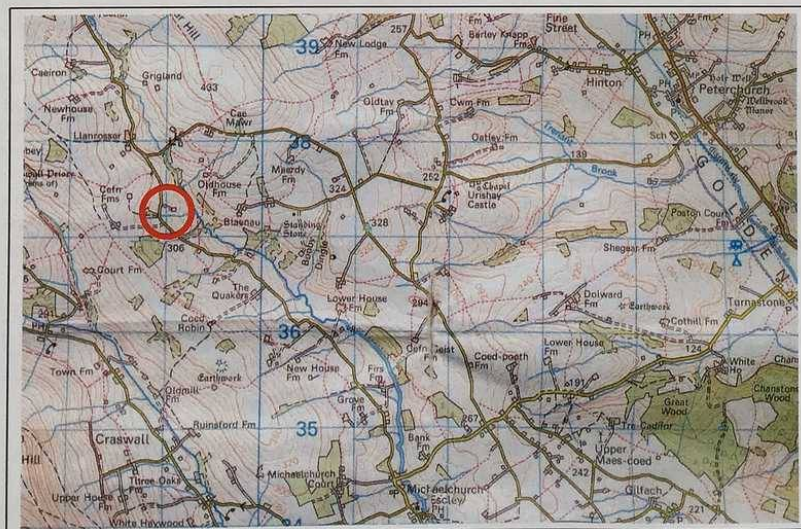
#### Contract and Conditions of Sale

A copy of the Contract and Conditions of Sale will be available for inspection at the Auctioneers offices for seven days prior to the sale date. Purchasers will be deemed to bid on such conditions whether or not they have inspected them.

#### Vendors Solicitors

Gabbs, 2 Chancery Lane, Hay-on-Wye, Herefordshire HR3 5DJ. For the attention of John Stenner-Evans. Tel: 01497 820312

#### Location Map



These Particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these Particulars, nor related correspondence, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



# The History of Ewyas Lacy

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### Directional Note

From Hereford take the A465 Abergavenny road, turning right onto the B4349 just after Belmont Abbey. Bear left in the village of Clehonger continuing on the B4349 and in the next village which is Kingstone, join the B4348 and continue West signposted Peterchurch and Hay-on-Wye. At Vowchurch which is just before Peterchurch, turn left signposted Michaelchurch Escley. Proceed for about 4 miles and at the T Junction in Michaelchurch village turn right. Go past the school and after a further 2 miles, the property is on the right hand side as indicated by the agents For Sale board.

### Schedule

#### NG NUMBER

#### AREA

LOT 1 (outlined pink)

0130  
0833  
1328

3.06  
.52  
2.90

Total

6.48 Acres

LOT 2 (outlined green)

0540  
1840  
2428

4.36  
2.27  
2.65

Total

9.28 Acres

LOT 3 (outlined yellow)

1023  
1614  
Pt 2100  
3700  
1500

0.42  
14.65  
3.70 Est  
6.80  
.23

Total

25.80 Acres

LOT 4 (outlined blue)

9058  
9045  
8837  
8830

4.69  
3.40  
2.24  
1.60

Total

11.93 Acres

53.49 acres

*complan 25th May '05*

*in Price/unity for many years*

*opening £150,000*

*Hodgson £220,000*

*Bill £210,000*

*Hodgson £220,000*

*£2910 p acre*

*Hodgson £195,000*

*£3630 p acre*

*Madey £44,000*

*£1630 p acre*

*1500 14000  
2000 18500  
2500 23200*

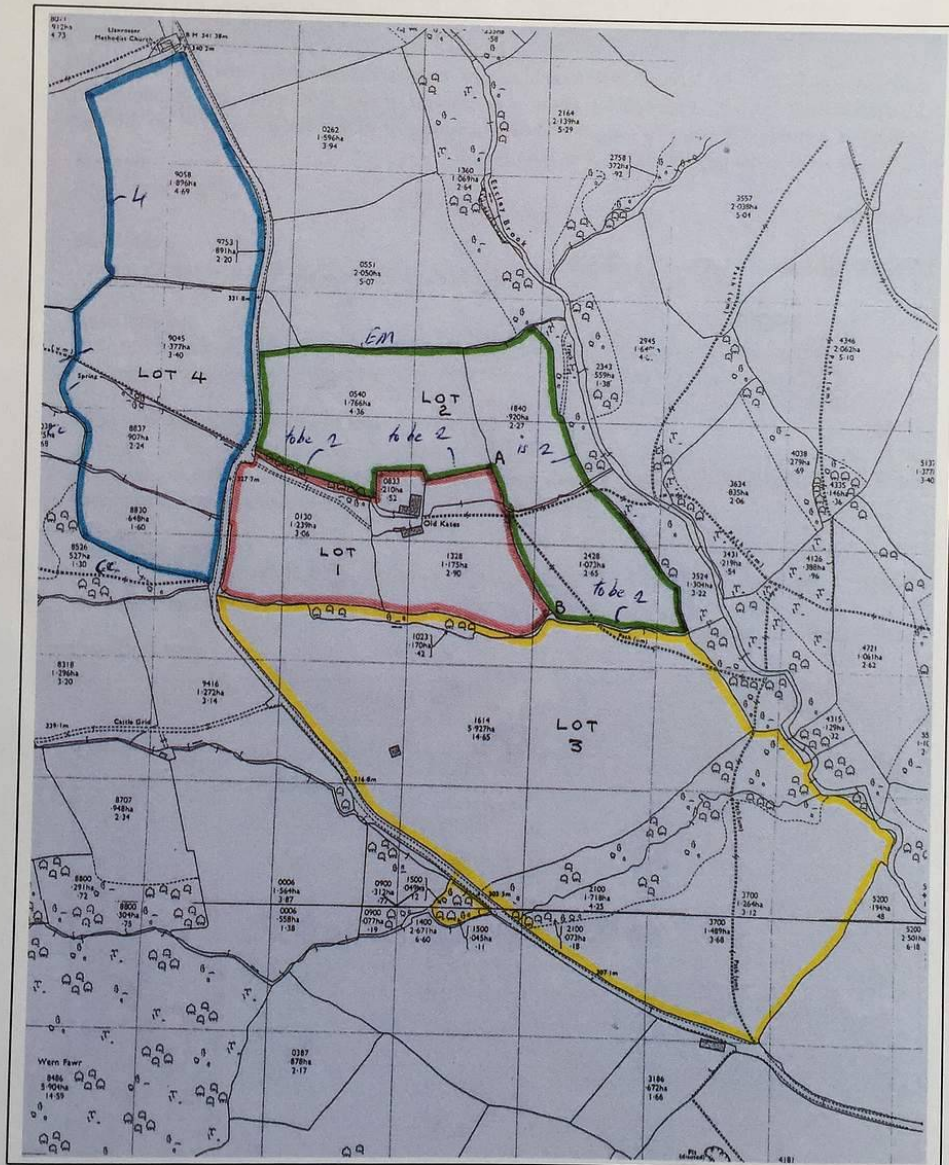
*1500 18000  
2000 23860  
2500 30000*



# The History of Ewyas Lacy

## Document Record

### SITE PLAN





# The History of Ewyas Lacy

## Document Record

**N.D. PROTHEROE**  
**Water Well Drilling**  
**Pump & Electrical Engineer**



Pentwyn,  
Newchurch,  
Kington,  
Hereford  
HR5 3QH  
Tel/Fax: 01497 851276  
v.a.t. Reg. No. 412 7107 90

14th. October 2004

F.A.O. Mr.M. Rose  
Brightwells  
Cathedral Chambers  
Thorpe House  
Broad St.  
Hereford  
HR4 9AS

**RE: Domestic Water Supply - at Old Gates Farm , Michealchurch**

Dear Sir,

As a result of my site visit , the following options are available.

1. Utilise the existing spring source in field 481

Work would comprise of :-

1 off Spring catch pit and pipework.

1 off underground PVC reservoir.

32mm poly pipe from reservoir trenched through field and under road utilising existing culvert , and further trenching and pipework to property.

The head (pressure) from the spring to the property would be sufficient so that no pump would be required therefore no electric or maintenance costs.

Budget cost    £3.5K - £4K                      + v.a.t.

The property would require water filtration and UV disinfection

Cost of filter and UV unit for one property    £350.00



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### 2. Installation of Borehole

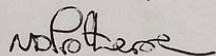
A borehole could be drilled on site preferable above the house.

Budget Cost for complete system    £5.5K - £6K    + v.a.t.

The above filtration costs may also apply.

If you require any further information please don't hesitate to contact me.

Yours Faithfully



Nigel Protheroe

# The History of Ewyas Lacy

## Document Record

Town and Country Planning Act 1990  
Planning and Compensation Act 1991

### PLANNING PERMISSION

**Applicant:**

Mr & Mrs W Price  
New House Farm  
Michaelchurch Escley  
Herefordshire  
HR2 0PT

**Agent:**

Mark Ponting Consultancy  
Caemain  
Ewyas Harold  
Herefordshire  
HR2 0ES

Date of application: 17th February 2004

Application code: **DCSW2004/0578/F**

Grid ref: 29043,37337

Proposed development:

**SITE:** Old Kate's Farm, Michaelchurch Escley, Herefordshire  
**DESCRIPTION:** Demolish steel barns. Single storey extension and alterations to house.  
Conversion of barns into holiday let unit.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans, except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) materials and finishes for windows, doors, screens
- (b) details of all flues or vents on either building
- (c) all eaves/verge details
- (d) all rooflights
- (e) materials for all roofs and boarding
- (f) height and finish, i.e. capping of feed store walling

Reason: To safeguard the character and appearance of this building of architectural and historical interest.

Cont'd ...

DC1001MW



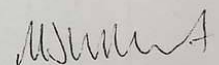
# The History of Ewyas Lacy

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South Herefordshire District Local Plan  
Policy GD.1 - General Development Criteria  
Policy C.1 - Development within Open Countryside  
Policy C.8 - Development within Area of Great Landscape Value  
Policy C.27A - Change of Use of a Listed Building  
Policy C.27B - Alterations or Additions to Listed Buildings  
Policy C.36 - Re-use and Adaptation of Rural Buildings  
Policy C.37 - Conversion of Rural Buildings to Residential Use  
Policy SH.24 - Conversion of Rural Buildings

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB



Team Leader - South

**Decision Date: 22nd September 2004**

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

#### NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 3 months of the date of the Council's decision if the date of the application is on or after 05/09/03 or 6 months of the date of the Council's decision if the date of the application was before 05/09/03. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

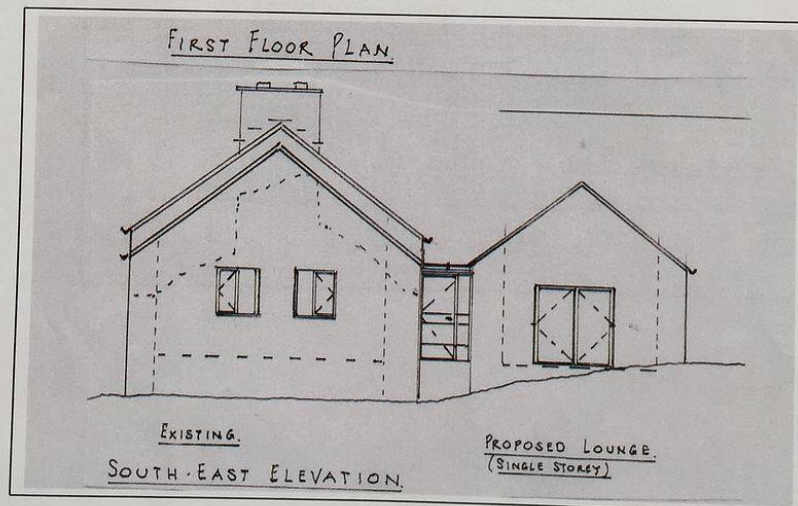
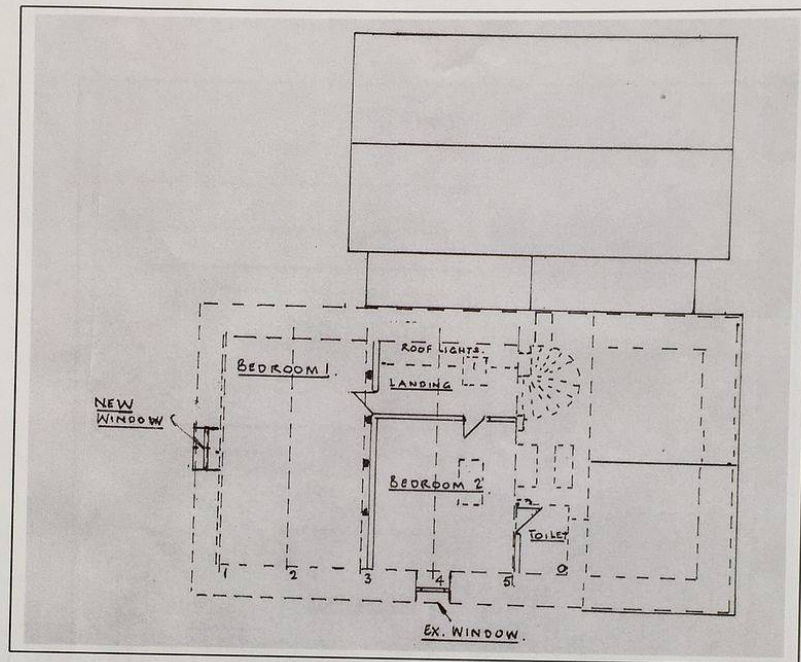
#### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DC1001MW

# The History of Ewyas Lacy

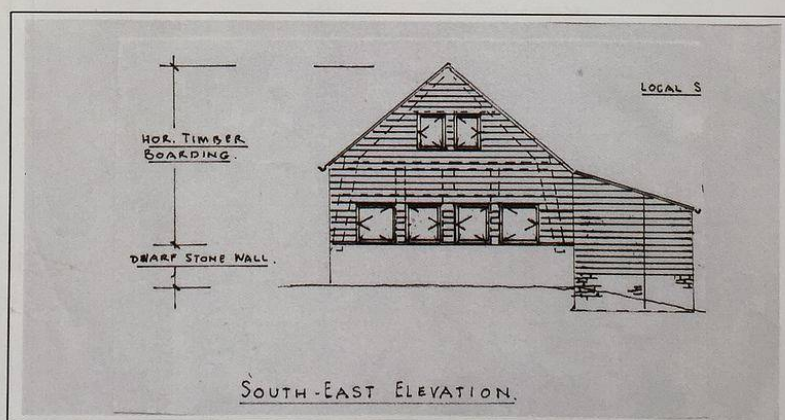
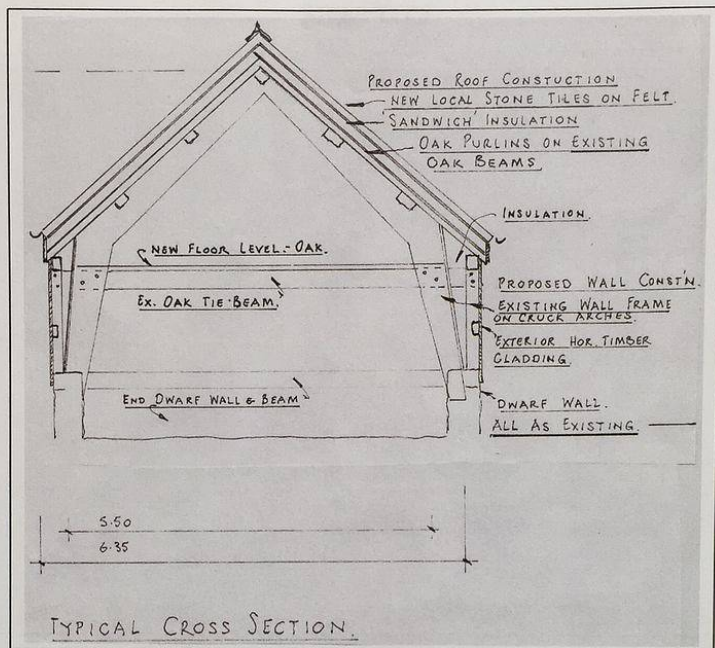
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# The History of Ewyas Lacy

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Established 1846

On kind instructions from Mr W Price

### AN OUTSTANDING OPPORTUNITY TO CREATE AN INDIVIDUAL AND UNIQUE COUNTRY PROPERTY

ABOUT 5 MILES SOUTH WEST OF HAY-ON-WYE  
IN A QUITE SUPERB SETTING, WITH MAGNIFICENT VIEWS ACROSS THE  
SURROUNDING COUNTRYSIDE

AN HISTORIC PERIOD COTTAGE AND NEARBY CRUCK BARN  
FOR COMPLETE RESTORATION, WITH RECENT PLANNING AND LISTED BUILDING  
CONSENT TO PROVIDE A DETACHED 3 BEDROOMED HOUSE AND SEPARATE 2  
BEDROOMED HOLIDAY COTTAGE

COMPLETE WITH 54 ACRES OF SURROUNDING PASTURE LAND



OLD KATES FARM  
MICHAELCHURCH  
ESCLEY  
HEREFORDSHIRE  
HR2 0PT



**PRICE GUIDE £385,000**

(OFFERS MAY BE CONSIDERED WITH LESS LAND)

**For viewing and further details please contact:**

Brightwells, Cathedral Chambers, Broad Street, Hereford, HR4 9AS

Tel: 01432 343800 - Ref: M.H. Rose

www.brightwells.com

07826 767167

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### **Situation**

Old Kates Farm is situated about 5 miles South West of the market town of Hay-on-Wye, noted for its Literary Festival, wealth of book shops and the superb countryside of the Wye Valley and the Black Mountains. Local amenities are available within the villages of Michaelchurch Escley & Dorstone, whilst the county town of Hereford is within comfortable commuting distance. The area surrounding the farm is completely rural, totally unspoilt with the views to the East and South quite outstanding.

### **Description**

This former Cottage and Barn are approached via a hardcore roadway leading off the Michaelchurch Escley to Hay-on-Wye road via Llanrosser, and although the Buildings are now in poor condition, they offer a rare opportunity to conversion into a period 3 bedroomed House with nearby Holiday Cottage. Surrounding the Cottage and Barn are over 50 acres of pasture land, which gives considerable privacy and protection as well as the opportunity to undertake a small equestrian or livestock enterprise.

### **Former Cottage/Farmhouse**

This property is of local stone construction and although not lived in for very many years, period features are still in evidence including a stone spiral staircase, original fireplace and nearby bread oven, and a wealth of exposed oak timbers. It has consent for extension and alteration, and present plans provide for:-

#### **On the Ground Floor**

Kitchen, Dining Hall, Bedroom 3 and new glazed link to new Lounge with vaulted ceiling, Cloakroom and separate Shower.

#### **On the First Floor**

Landing, 2 bedrooms (one with wc and wash hand basin)

### **Barn for Conversion**

Opposite the House there is an original three bay Cruck Barn with consent for conversion into a detached Holiday Cottage. This building again retains original features, with the opportunity to create a second unique cottage property. Approved accommodation comprises:-

#### **On the Ground Floor**

Hall, Kitchen, Cloakroom, Lounge and Bathroom

#### **On the First Floor**

Landing and 2 bedrooms with vaulted ceilings.

### **Land**

The Land has long roadside frontages with good accessibility, and extends in all to an area of about 54 acres. Also included in the sale are registered Common Rights on Vagar Hill, equivalent to 1.32 Forage hectares. There are excellent opportunities to develop a small equestrian or other livestock enterprise, or alternatively surplus land may be let off to provide a small annual income.



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### Services

- A. Mains electricity is believed to be available for connection in OS Number 479, close to the Llanrosser Methodist Chapel.
- B. Mains water is not available in the area, and the purchaser will need to either sink a new bore hole or utilise a spring on the farm.

Further enquiries are being made as to the provision of services, although the purchaser must satisfy himself or herself as to availability and likely costs of connection.

### Planning Permission and Listed Building Consent

Planning Permission and Listed Building Consent was granted on the 22<sup>nd</sup> September 2004 and extracted details are included with these sale particulars. Mark Ponting Consultancy, Caernarfon, Ewyas Harold, Herefordshire HR2 0ES has been responsible for obtaining the necessary consents, and has kindly agreed to deal with any ongoing queries. Telephone Number: 01981 240583. Full large scale drawings can also be inspected at the Agents offices on request.

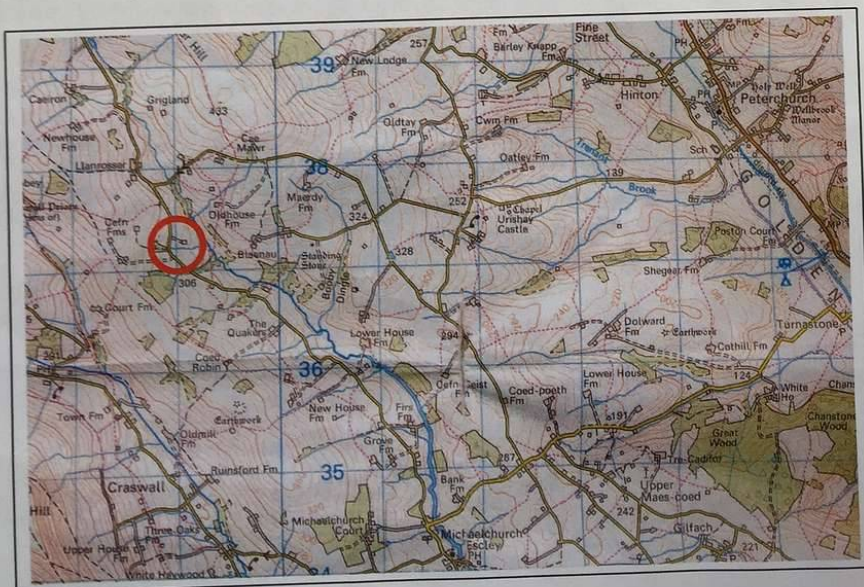
### Viewing

Both the House and Barn are in poor condition, and extreme care should be taken when inspecting. This applies particularly to the first floor of the House. No inspections whatsoever may be undertaken without an appointment.

### Vendors Solicitors

Gabb & Co, 2 Chancery Lane, Hay-on-Wye, Herefordshire HR3 5DJ. For the attention of John Stenner-Evans. Tel: 01497 820312

### Location Map





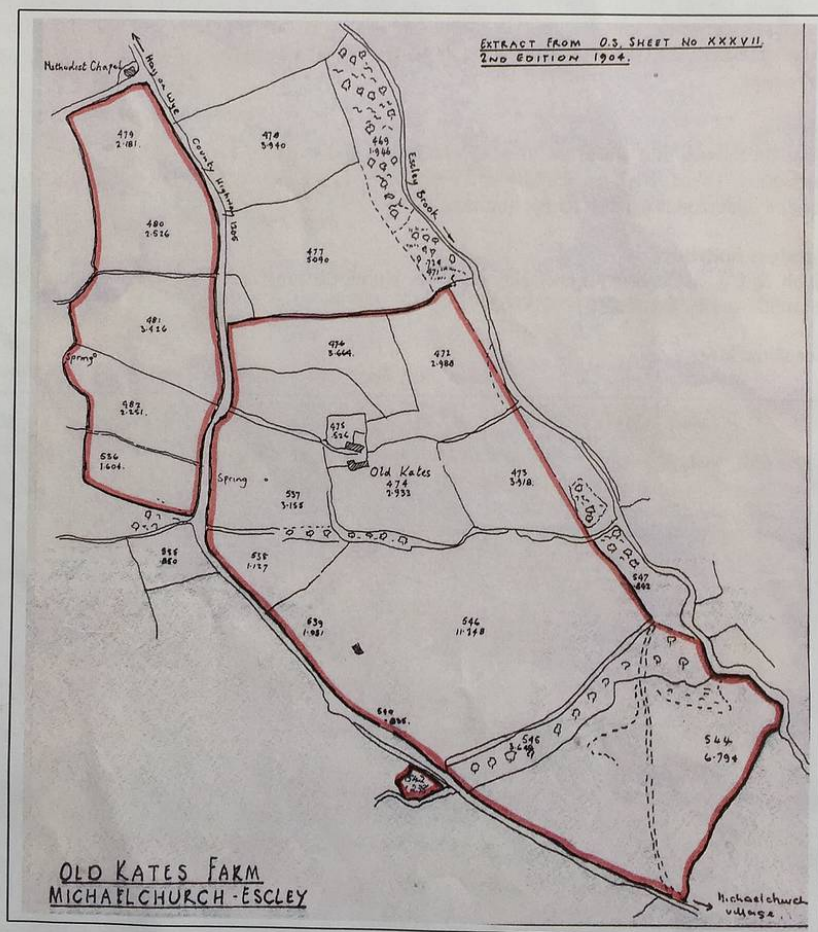
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### Directional Note

From Hereford take the A465 Abergavenny road, turning right onto the B4349 just after Belmont Abbey. Bear left in the village of Clehonger continuing on the B4349 and in the next village which is Kingstone, join the B4348 and continue West signposted Peterchurch and Hay-on-Wye. At Vowchurch which is just before Peterchurch, turn left signposted Michaelchurch Escley. Proceed for about 4 miles and at the T Junction in Michaelchurch village turn right. Go past the school and after a further 2 miles, the property is on the right hand side as indicated by the agents For Sale board.

### Site Plan





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Town and Country Planning Act 1990  
Planning and Compensation Act 1991

### PLANNING PERMISSION

**Applicant:**

Mr & Mrs W Price  
New House Farm  
Michaelchurch Escley  
Herefordshire  
HR2 0PT

**Agent:**

Mark Ponting Consultancy  
Caernain  
Ewyas Harold  
Herefordshire  
HR2 0ES

Date of application: 17th February 2004

Application code: **DCSW2004/0578/F**

Grid ref: 29043,37337

Proposed development:

**SITE:** Old Kate's Farm, Michaelchurch Escley, Herefordshire  
**DESCRIPTION:** Demolish steel barns. Single storey extension and alterations to house.  
Conversion of barns into holiday let unit.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans, except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) materials and finishes for windows, doors, screens
- (b) details of all flues or vents on either building
- (c) all eaves/verge details
- (d) all rooflights
- (e) materials for all roofs and boarding
- (f) height and finish, i.e. capping of feed store walling

Reason: To safeguard the character and appearance of this building of architectural and historical interest.

Cont'd ...

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# The History of Ewyas Lacy

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension shall be constructed other than those expressly authorised by this permission.

Reason: In the interests of preserving the character of the original scheme and for reasons of protecting the amenity and setting of both these listed buildings.

5. Prior to the commencement of the development details of the proposed foul and surface water drainage arrangements shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first use of the building[s] hereby permitted.

Reason: In order to ensure that satisfactory drainage arrangements are provided.

6. Prior to the first occupation of either dwelling unit hereby approved, space shall be laid out within the application site for 2 cars serving each residential unit to be parked and for a vehicle to turn so that it may enter and leave the application site in a forward gear. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of domestic vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

7. The culvert shall be carried out in accordance with the sectional plan submitted under cover of applicants agent's letter dated 6th September, 2004.

Reason: In order to define the terms of the works proposed in the interest of the amenity of the site.

8. All buildings and structures identified for demolition shall be removed from the site before first occupation of either the farmhouse or holiday unit.

Reason: In order to define the terms to which the application relates in the interest of preserving the amenity of the site.

### Informative(s):

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Hereford and Worcester County Structure Plan  
Policy CTC.2 - Development in Areas of Great Landscape Value  
Policy CTC.9 - Development Criteria  
Policy CTC.14 - Criteria for the Conversion of Buildings in Rural Areas  
Policy H.20 - Residential Development in Open Countryside

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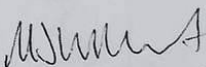
# The History of Ewyas Lacy

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South Herefordshire District Local Plan  
Policy GD.1 - General Development Criteria  
Policy C.1 - Development within Open Countryside  
Policy C.8 - Development within Area of Great Landscape Value  
Policy C.27A - Change of Use of a Listed Building  
Policy C.27B - Alterations or Additions to Listed Buildings  
Policy C.36 - Re-use and Adaptation of Rural Buildings  
Policy C.37 - Conversion of Rural Buildings to Residential Use  
Policy SH.24 - Conversion of Rural Buildings

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB



Team Leader - South

**Decision Date: 22nd September 2004**

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

#### NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 3 months of the date of the Council's decision if the date of the application is on or after 05/09/03 or 6 months of the date of the Council's decision if the date of the application was before 05/09/03. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### Purchase Notices

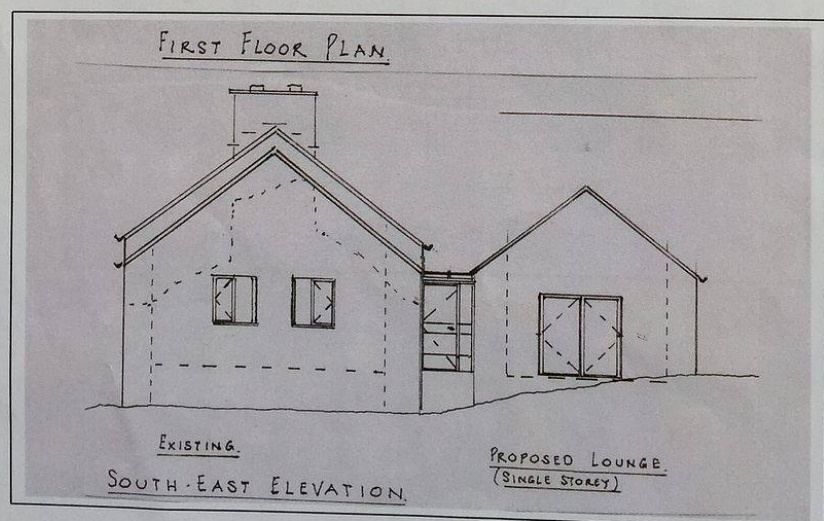
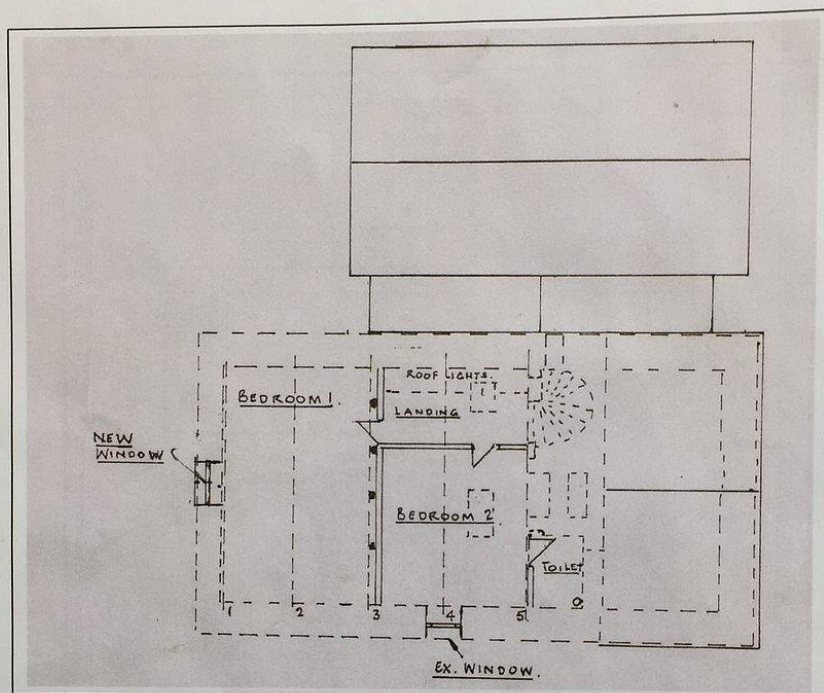
- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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# The History of Ewyas Lacy

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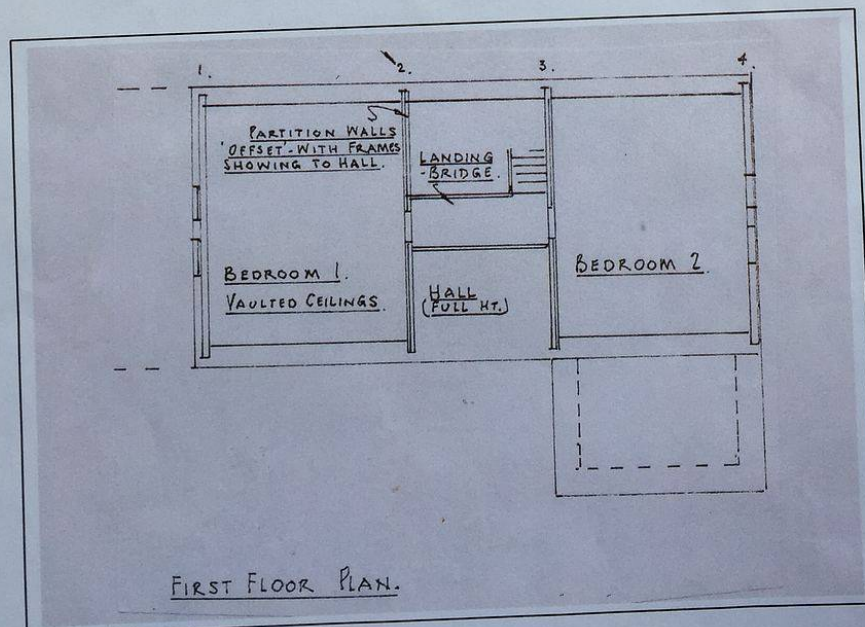
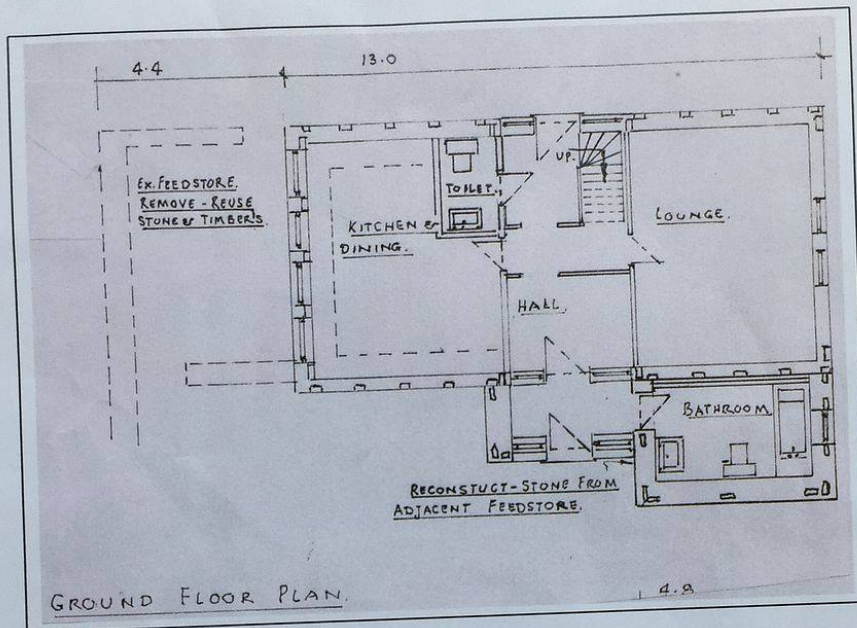


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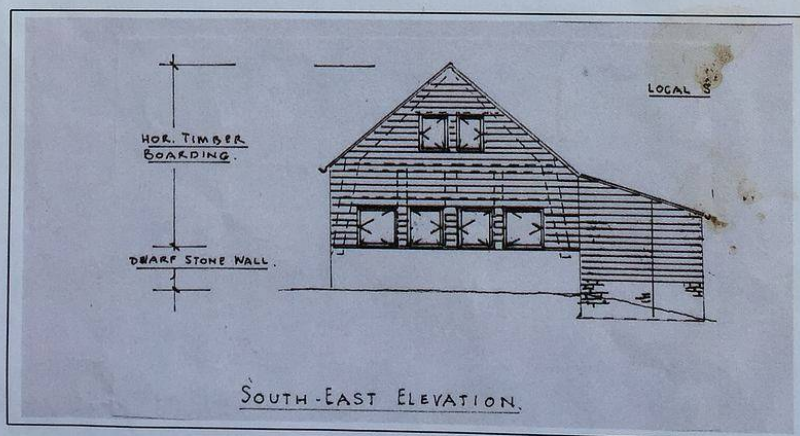
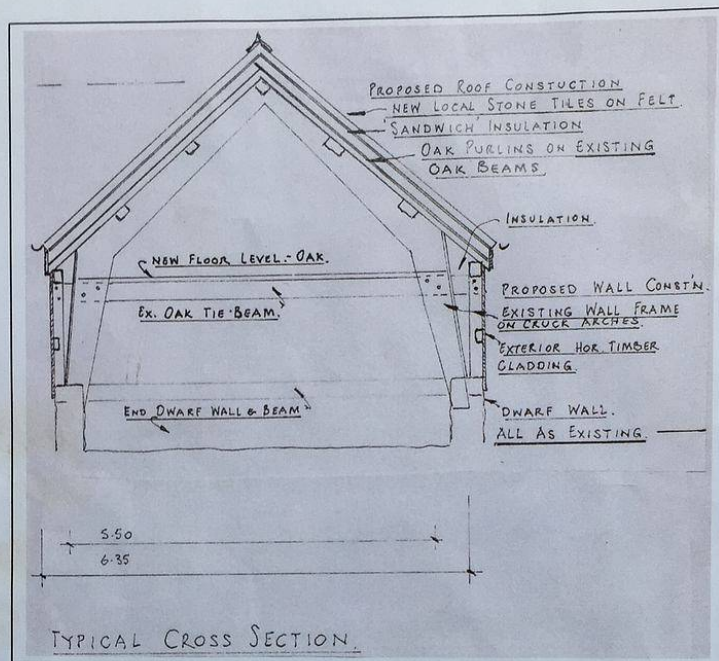
### COTTAGE





# The History of Ewyas Lacy

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# The History of Ewyas Lacy

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### MONTAGUE HARRIS & Co. 2003

Established 1900

16, SHIP STREET, BRECON, POWYS. Tel. (01874) 623200 Fax. (01874) 623131  
30, LION STREET, ABERGAVENNY, GWENT. Tel. (01873) 853041 Fax. (01873) 850773

[www.montague-harris.co.uk](http://www.montague-harris.co.uk)

## GREAT CEFN FARM MICHAELCHURCH ESCLEY, HEREFORD



A rare opportunity to acquire a listed 17<sup>th</sup> century farmhouse which has planning consent to be rebuilt, complemented by a large stone barn and 42 acres of pasture. Situated in unspoilt countryside running up to the Cefn Hill and just 5 ½ miles from the picturesque border town of Hay-on-Wye.

**General Remarks:** Rarely does an opportunity such as this present itself on the open market. In a wonderful setting Great Cefn Farm provides the opportunity to rebuild this 17<sup>th</sup> century farmhouse, complemented by a large stone barn and with many of the original stone walls to the farmyard still in place. The farmstead is centrally located within the land, enjoying a private and peaceful location and has direct access onto the Cefn Hill upon which hill rights are enjoyed.

The situation is convenient to the border market town of Hay-on-Wye and is within easy travelling distance of larger centres such as Abergavenny or Hereford.

Montague Harris & Co. make every endeavour to ensure our sales details are accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



# The History of Ewyas Lacy

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**PLANNING CONSENT AND LISTED BUILDING CONSENT** Planning Consent and Listed Building consent were granted on 4<sup>th</sup> March 2004.

**LISTING** The house, together with the barn and cowhouse are listed as Grade II. The listing suggests that they are 17<sup>th</sup> century and there is a datemark 1677 incised into one of the oak lintels of the barn.

**The accommodation that the house will provide has been taken off the architect's plans. The measurements are scaled and are therefore approximate.**

### ON THE GROUND FLOOR:

**ENTRANCE HALL** With stairs to First Floor.

**CLOAKROOM** With wc and washbasin

**LIVING ROOM** 6.2m x 4.8m (20'3" x 15.7") Open fireplace. Windows to front and rear.

**DINING ROOM** 6.2m x 3.8m (20'3" x 12'5")

**KITCHEN** 4m x 3m (13'1" x 9'9") with door to front

**UTILITY ROOM** 3m x 2.4m (9'9" x 7'9")

### ON THE FIRST FLOOR:

**LANDING**

**BEDROOM 1** 6m x 3.5m (19'7" x 11'9")

**BEDROOM 2** 3.3m x 4.2m (10'9" x 13'9")

**BEDROOM 3** 3.7m x 3.5m (12'2" x 11'6") with access to eaves storage space

**BATHROOM/WC**

**SERVICES**

**Electricity:** Mains electricity crosses the land.

**Water:** It is envisaged that either a borehole will be drilled or that one of the springs on the land will be tapped.

**Drainage:** Drainage will be to a private system to be installed. Purchasers must make their own enquiries to the relevant utilities with regard to services, connection to the property, purity of water, etc.

GREAT CEFN FARM, MICHAELCHURCH ESCLEY



# The History of Ewyas Lacy

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### THE BARN

A substantial stone barn situated to the side of the original farmyard. The barn itself offers opportunities to enhance the overall appearance of the farmstead and again is Grade II listed.



### THE LAND

The land extends to 42.71 acres or thereabouts with the farmstead centrally located. Being traditional pastureland and running up to the Cefn Hill upon which grazing rights are enjoyed.

Schedule of Land	
OS No.	Acreage
7555	7.67
6671	2.14
5766	2.03
6361	2.52
5058	3.78
4353	0.34
3540	1.33
4043	1.16
4847	3.33
6048	2.10
5038	2.07
6041	0.19
5935	3.47
6737	1.20
7443	3.19
8038	0.68
7331	3.74
8526	1.30
6544	<u>0.47</u>
	42.71

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

GREAT CEFN FARM, MICHAELCHURCH ESCLEY



# The History of Ewyas Lacy

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### PLAN

A plan is attached to these sales particulars showing the boundaries of Great Cefn Farm. It is based upon the latest edition of the Ordnance Survey and is believed to be correct but is for identification purposes only.

### DOCUMENTATION

Documents and plans relating to the Planning Consent are available for inspection at the agents' offices during normal office hours.

### PRICE GUIDE

Offers are invited in the region of **£300,000**.



### DIRECTIONAL NOTE

**From Hay-on-Wye:** take the B4348 towards Hardwicke, turning right at the junction approx. ¼ mile after leaving the edge of Cusop and follow this road along, ignoring any left turnings, and keeping along the road toward Michaelchurch Escley. After passing through the farm at Lanrosser you will find a small chapel on the righthand side of the road. The entrance to the fields leading to Great Cefn is immediately after the chapel on the righthand side.

**From Abergavenny:** proceed toward Longtown and in Longtown take the righthand fork signposted Michaelchurch Escley. Pass through the village, carrying along the road and after approximately 2 miles the chapel will be found on your lefthand side, with the entrance to the land leading to Great Cefn Farm immediately before the chapel.

GREAT CEFN FARM, MICHAELCHURCH ESCLEY



# The History of Ewyas Lacy

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### VIEWING

Strictly by prior appointment with the sole selling agents:

Montague Harris & Co  
30 Lion Street, Abergavenny, Monmouthshire NP7 5NT  
Tel. 01873 853041 Fax. 01873 850773  
E-mail: jsg@montague-harris-abergavenny.co.uk

Montague Harris & Co  
16 Ship Street, Brecon, Powys LD3 9AD  
Tel. 01874 623200 Fax. 01874 623131  
E-mail: jal@montague-harris.co.uk

Web site: [www.montague-harris.co.uk](http://www.montague-harris.co.uk)



### GREAT CEFN FARM, MICHAELCHURCH ESCLEY

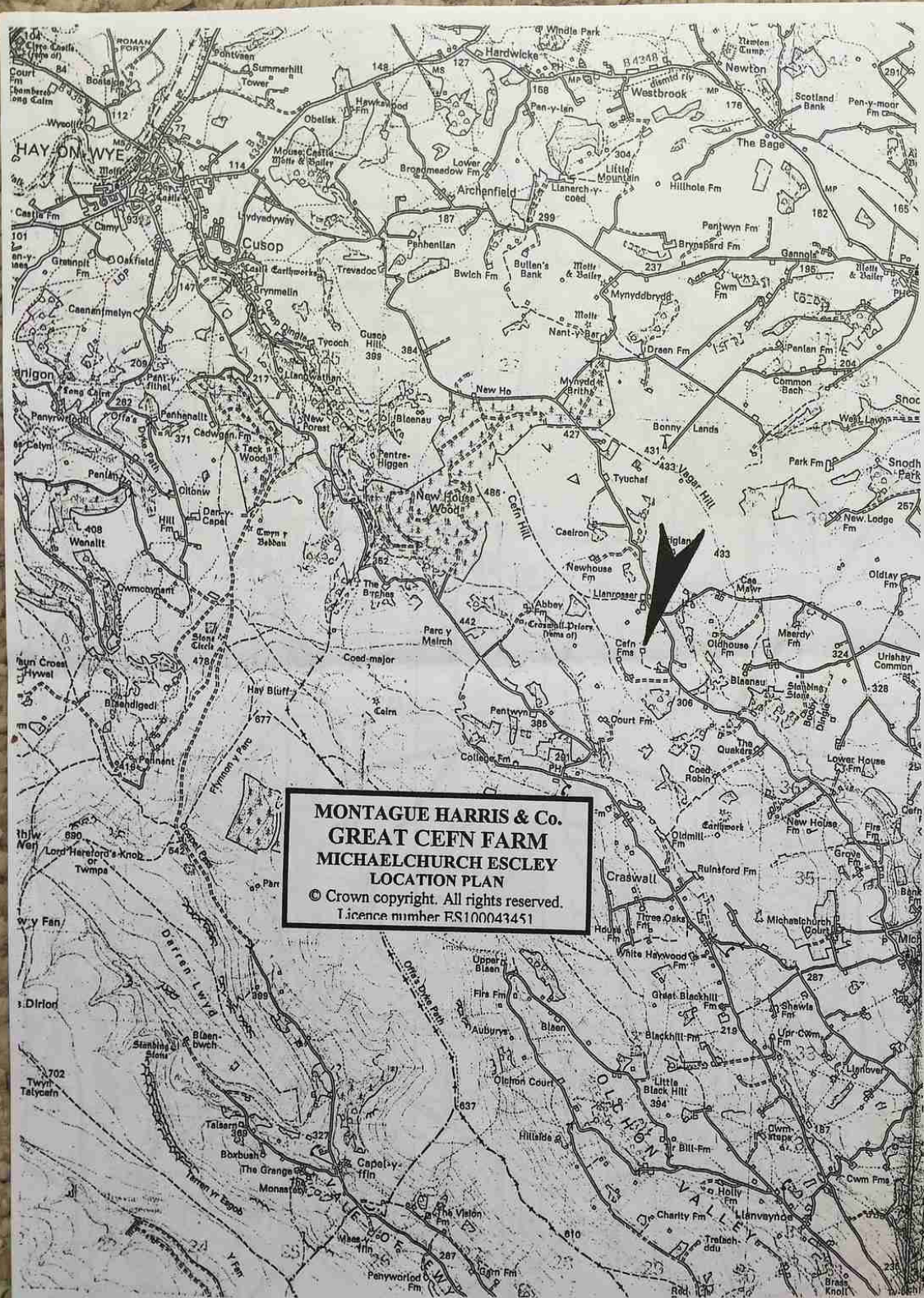
From Hay-on-Wye take the B4348 towards Hanky. Turning right at the junction of the road and the edge of Cefn and follow this road along, ignoring any turnings and keeping along the road towards Michaelchurch Escley. After passing through the farm at Llanrhaeadr you will find a small chapel on the right-hand side of the road. The entrance to the fields leading to Great Cefn is immediately after the chapel on the right-hand side.

From Abergavenny, proceed towards Llanrhaeadr and on Longtown take the right-hand fork signed Michaelchurch Escley. Pass through the village, carrying along the road and after approximately 2 miles the chapel will be found on your left-hand side with the entrance to the land leading to Great Cefn farm immediately before the chapel.



# The History of Ewyas Lacy

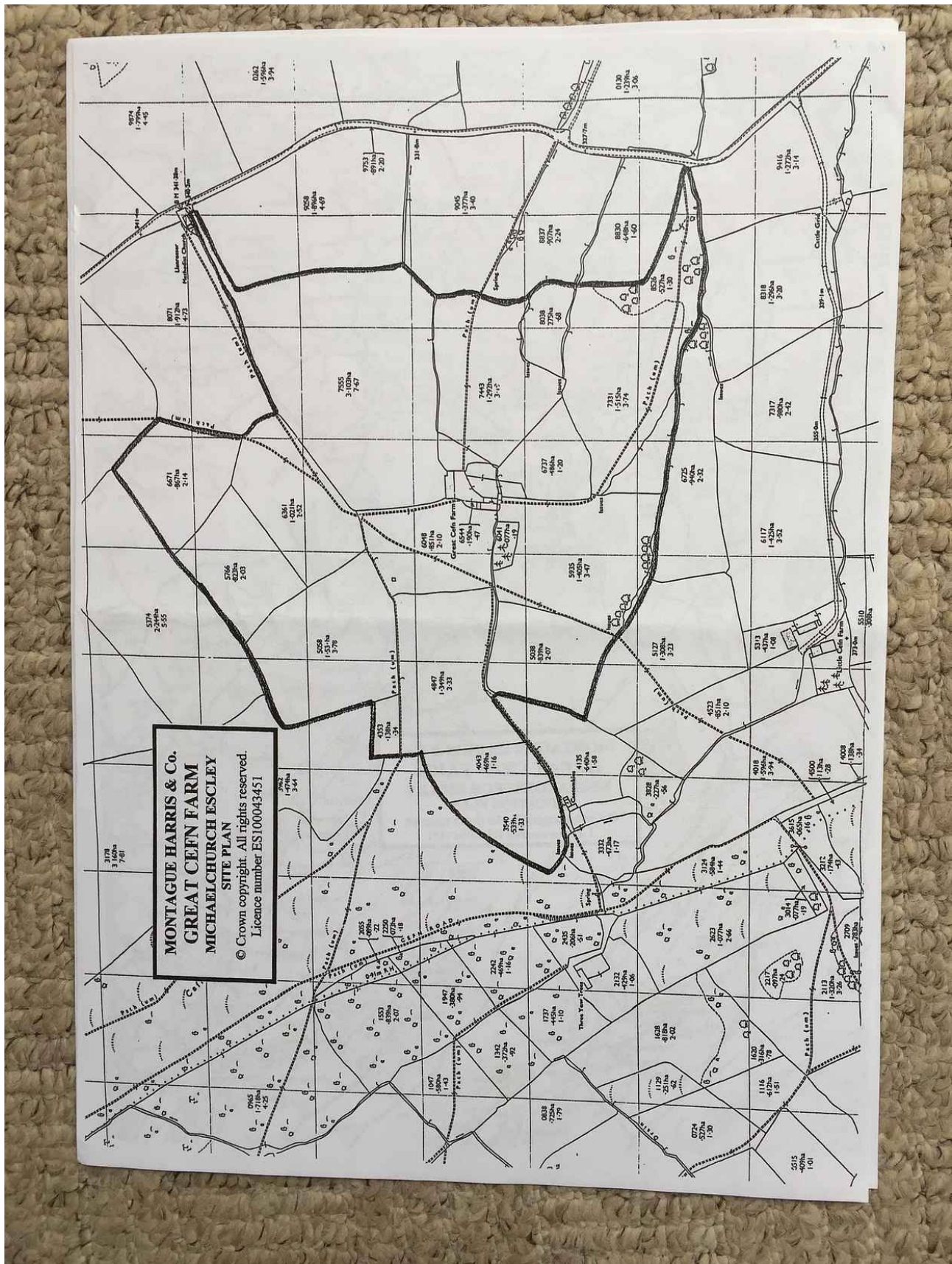
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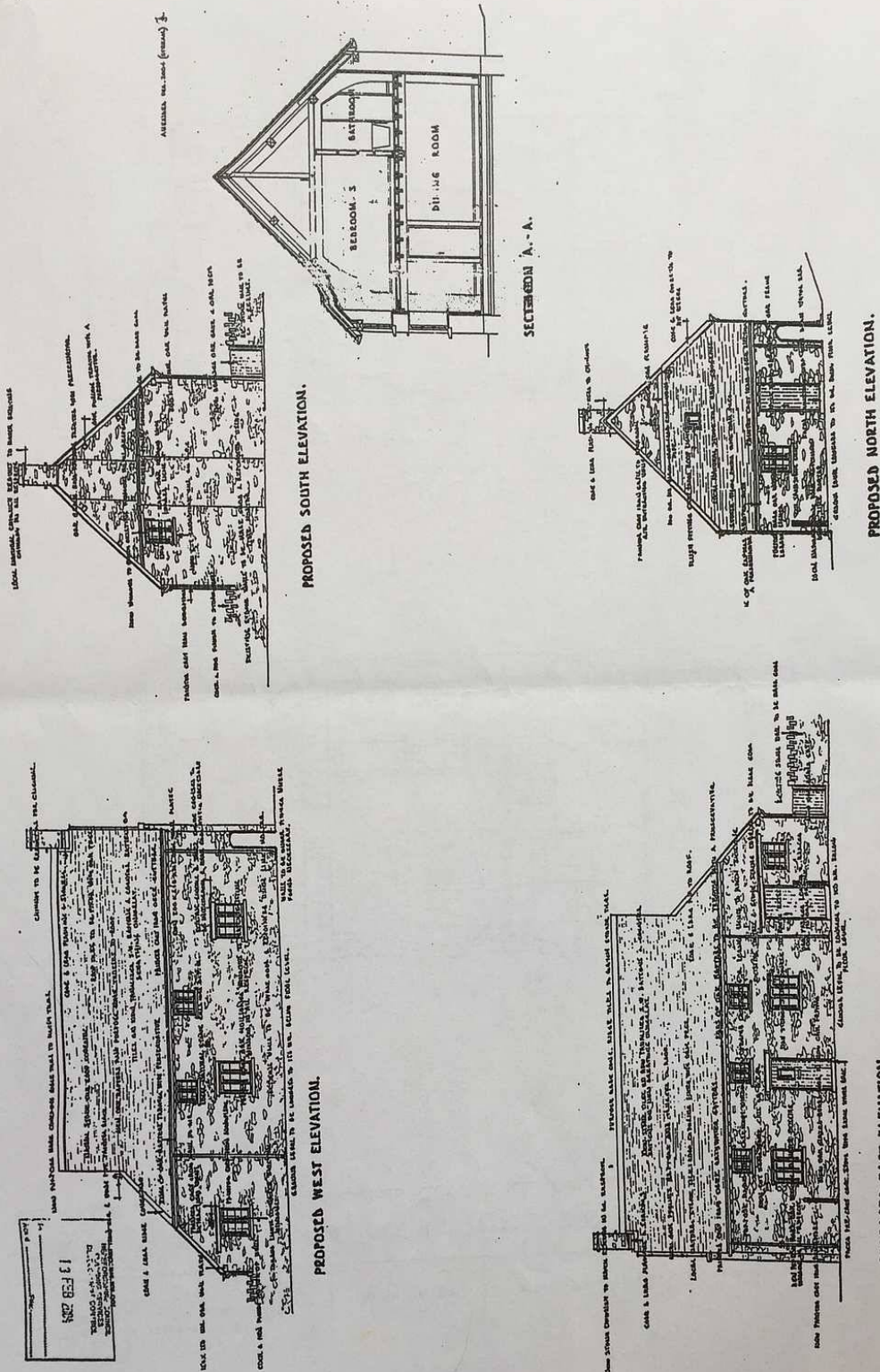
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# Sunderlands

Chartered Surveyors • Auctioneers • Estate Agents

For Sale by Private Treaty  
JRD/F9720

Freehold

MARLBOROUGH HOUSE  
NEWTON ST MARGARETS  
HEREFORD HR2 0QN

SOLD

SUBJECT TO CONTRACT



An outstanding rural detached smallholding occupying an elevated location in this popular rural area.

Marlborough House is a very well proportioned stone built property constructed of neatly laid local stone under a pitched roof. The accommodation has been extremely well modernised over recent years retaining a host of character and original features yet having the benefits of all modern facilities including full central heating and hand made hardwood windows with double glazed units throughout.

The property has a southerly location with a fine outlook in all directions. The principal dwelling being fully complemented with a good useful range of outbuildings and 7 acres of pastureland.

Newton St Margarets is situated in a very popular rural area between the Golden Valley and the Olchon Valley. The rural landscape is unspoilt and although you are a few miles from the closest shopping facilities, it is in our opinion a small price to pay for such a location.

**Purchase Price: £465,000**

**Offa House, St. Peters Square, Hereford HR1 2PQ**

**Telephone: (01432) 356161 Fax: (01432) 352956**

**enquiries@sunderlandshereford.co.uk**

**www.sunderlandshereford.co.uk**



# The History of Ewyas Lacy

## Document Record

Marlborough House, Newton St Margarets, Herefordshire, HR2 0QN



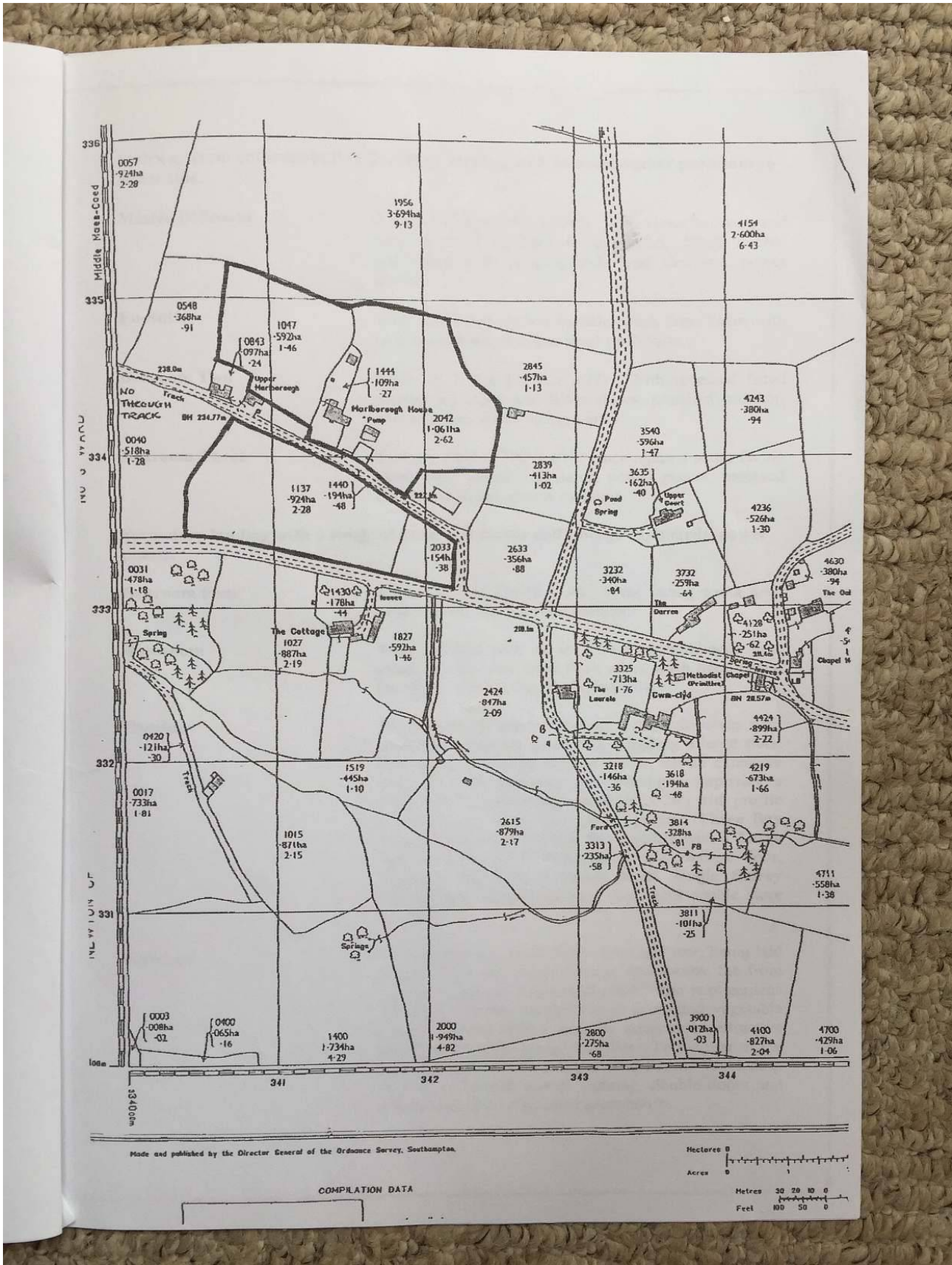
The accommodation of this excellent smallholding in details comprises the following:

Covered Entrance Porch	With hardwood door to:
Reception Hallway	With understairs storage cupboard.
Dining Room	3.97m x 4.01m (13'2 x 13') An attractive south facing room with large open stone fireplace and raised stone hearth housing a 'Spencer' woodburner, stone side shelving, exposed ceiling timbers, wall lights, double French doors to front gardens, power points.
Inner hallway	With exposed stonework leading to:
Study	2.62m x 2.6m (8'7 x 8'6) With stone fireplace, power points, double panelled radiator, south facing room with recessed shelving.
Drawing Room	5.72m x 4.17m (18'9 x 13'8) Once again a most impressive room with stone fireplace on a raised hearth with 'Villager' woodburner in situ, double panelled radiator, windows to south and east, exposed timbering, power points.
Kitchen	3.28m x 2.7m (10'10 x 8'10) A well fitted kitchen having hand made hardwood oak doors and briefly comprising an extensive range of worktops with inset single drainer stainless steel unit, four ring ceramic hob, extensive base units with cupboards and drawers, matching wall cupboards, ceramic tiled floor, spot lights, electric double oven, exposed ceiling timbers, power points.
Breakfast Area	6.12m x 2.7m (20'2 x 8'10) With strip oak boarded floor, modern oil fired Rayburn set in a stone surround, bread oven, exposed ceiling timbers, power points
Rear Lobby	With ceramic tiled floor and outside door.
Separate w.c	With low level flush suite, double panelled radiator, panelling to walls, corner basin, through access to:
Garaging	5.4m x 5.04m (17'9 x 16'7 maximum) With double wooden doors, power points and lighting.
Utility Room	3.7m x 2.7m (12'1 x 8'10) With a range of worktops, single drainer sink unit with cupboards and drawers below, plumbing for washing machine, power points, oil fired central heating boiler.



# The History of Ewyas Lacy

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# The History of Ewyas Lacy

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Stairway from entrance hall to first floor landing with exposed timber partitions to either side.

### Master Bedroom

4.61m x 4.16m (15'2" x 13'8") With views to south and east, exposed timbers to one wall, fitted double wardrobes with hanging rails and shelving, power points.

### En-Suite

With fully tiled shower cubicle, wash hand basin with tiled splashback, w.c low level flush suite.

### Bedroom Two

4.06m x 2.71m (13'4" x 8'11") With recessed fitted wardrobes, ledge and brace doors, panelled radiator, power points, south facing aspect.

### Bedroom Three

3.09m x 2.64m (10'2" x 8'8") Once again a south facing room with panelled radiator, power points, recessed double wardrobe, recess shelving.

Secondary landing with a range of fitted wardrobes and storage cupboards, power points.

### Bedroom Four

3.3m x 2.74m (10'10" x 9') West facing room with power points and panelled radiator.

### Bathroom

With panelled bath set in a tiled surround with pine panelling, w.c low level flush suite, wash hand basin, panelling to walls, east facing window.

### Outside

The property is approached via a stone driveway with double gates set on stone pillars leading a large stone hard standing, to the right of which are an extensive range of well maintained outbuildings comprising a **Four Bay Metal Storage Shed** (60' x 20') with profile panelling and stone floor, power points. **Three Bay Portal Frame Barn** (45' x 30') together with a **Three Bay Lean-To** (45' x 15') both having concrete floor, adjoining which is a **Block Built Single Storey Outbuilding** comprising feed room and double store cow shed.

### Gardens

The gardens lie principally to front and rear, being laid to lawn with many mature trees and shrubs, the front garden having an ornamental pond. The rear gardens are quite extensive with lawned areas and vegetable garden together with a recently constructed attractive patio feature with storage facilities. To the rear of the garden is a further **Two Bay Portal Frame Workshop** (22'7" x 17'7") with power, lighting, double doors and maintenance pit. Adjoining greenhouse.



# The History of Ewyas Lacy

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As per the attached plan the grounds surround the property, the southerly fields being watered and all areas enclosed within sheep fencing.

In all this is a most attractive and manageable smallholding in a very picturesque location and viewing is therefore strongly recommended.

### Services

Mains water, electricity, septic tank drainage.

### Tenure

Freehold with vacant possession upon completion of the purchase.

### Viewing

Strictly by prior appointment with sole selling agents.

### Directions

Proceed out of Hereford in a southerly direction along the A465. Soon after the leaving the City, turn onto the B4349 Clehonger Road. In the village of Clehonger turn left onto the B4349 continuing through Kingstone. At the 'T' junction turn right onto the B4348 and continue for approximately 3 miles turning left signposted Michaelchurch Escley, continue for just over 3 miles turning left at the crossroads sign posted Newton/Bacton/Pontilas. Continue for a further 1.5 miles taking the second left. After approximately  $\frac{2}{10}$ s of a mile the property will be located on the left hand side up a small stone track.

### Vendors Solicitors

Gabb & Co, 32 Monk Street, Abergavenny, NP7 5NW

### FURTHER DETAILS AND ALL NEGOTIATIONS THROUGH SELLING AGENTS

Agents Note:- Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Room sizes are quoted to the nearest  $\frac{1}{10}$ <sup>th</sup> of a metre on a wall to wall basis. The imperial equivalent in brackets is only intended as an approximate guide for those not yet fully conversant with metric conversion.

None of the statements contained in these particulars of this property are to be relied upon as statements or representations of fact.

All floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed.



We wish to inform you that Sunderlands are a Member Firm 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.



# The History of Ewyas Lacy

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## Sunderlands

**Chartered Surveyors • Auctioneers • Estate Agents**

Upon Kind Instructions from Mr & Mrs W G Preece

**Little Edwards Barn set in 2.44 acres of land  
& 4.52 acres of Accommodation Land adjacent  
Newton St Margarets, Vowchurch  
Herefordshire**



**For Sale By Auction (Unless Previously Sold)**

**Lot 1 - Guide Price: £200,000 - £220,000**

**Little Edwards Barn with Planning Permission for conversion to  
a three bedroom house together with 2.44 acres.**

**Lot 2 - Guide Price: £18,000 - £20,000**

**4.52 acres of accommodation land adjacent to Little Edwards Barn**

**Wednesday 28<sup>th</sup> April 2004 At 2pm**  
**At**

**The Left Bank, Bridge Street, Hereford**

**Solicitors: T A Matthews, 6 King Street, Hereford**

**Offa House, St. Peters Square, Hereford HR1 2PQ**

**Telephone: (01432) 356161 Fax: (01432) 352956**

**enquiries@sunderlandshereford.co.uk www.sunderlandshereford.co.uk**



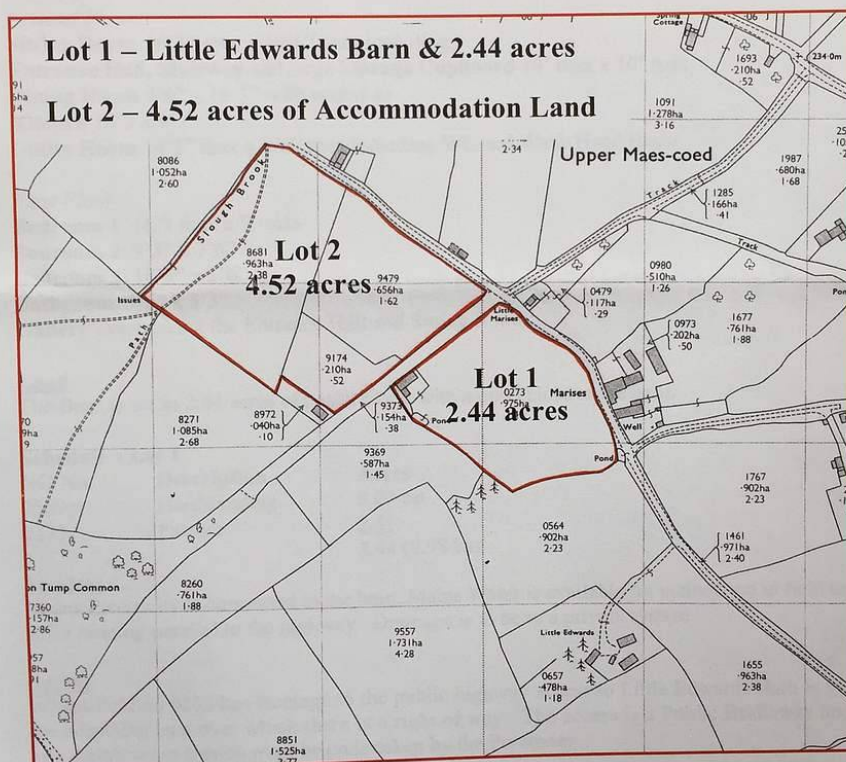
# The History of Ewyas Lacy

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### Directions

Proceed out of Hereford on the A465 Abergavenny Road, turning right just after leaving the City signposted Clehonger and Kingstone. Proceed through the village of Clehonger turning left signposted Kingstone. Proceed through the village of Kingstone turning right after passing the school, signposted Peterchurch and Dorstone. After approximately 4 miles turn left signposted Michealchurch Esceley. Follow this road for approximately 3 miles. **Do not take the left hand turn** near the Chapel, proceed to the next left hand turn, turning left, continuing for a couple of hundred yards, where the property will be located on the right hand side, as denoted by the agents 'For Sale' board.

**Further Details and All Negotiations to take place through the Selling Agents:  
Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ.**





# The History of Ewyas Lacy

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### Lot 1 - Little Edwards Barn Set in 2.44 acres of land

#### Description

Little Edwards Barn is of stone construction and has received planning permission for conversion into a three bedroom house. The property stands in a private rural location but within 12 miles of Hereford and 8 miles of Hay-on-Wye. The Newton St Margaret's and Vowchurch area is one of the most unspoilt traditional grassland areas of the County and the elevated position gives excellent views all around. The availability of this property gives the purchaser the opportunity to create their own highly individual property set within 2.44 acres of land with the added bonus of being able to purchase Lot 2 4.52 acres immediately adjacent. The amount of land available would be ideal for agricultural or equestrian use, tree planting, amenity uses etc.

#### Accommodation

The approximate room sizes have been scaled from the plans and are as follows:

##### *Ground Floor*

**Sitting Room** 16'3" max x 19'6" max including  
**Entrance Hall, Stairway and large Storage Cupboard** 10' max x 10' max  
**Dining Room** 9'6" x 16'3" with access to  
**Kitchen** 16'3 x 9'  
**Utility Room** 14'3" max x 8'6" max including WC and Wash Hand Basin

##### *First Floor*

**Bedroom 1** 16'3 max x 9' max  
**Bedroom 2** 9'3" x 7'6"  
**Bedroom 3** 16'3" x 8'6"  
**Bathroom** 9'6" x 5'3"  
**Gallery** overlooking the Entrance Hall and Sitting Room

#### Land

The Barn is set in 2.44 acres of pasture land with a pond close to the barn.

#### Schedule – Lot 1

NG No	Description	Acres
9369pt	Hardstanding	0.03 est
0273	Pasture	<u>2.41</u>
		<b>2.44</b> (0.98 ha)

#### Services

Mains Electricity is connected to the barn, Mains Water is available for connection in field no 0273 running parallel to the highway. Drainage is to be to a private system.

#### Access

Whilst field no 0273 has frontage to the public highway access to Little Edwards Barn is via the adjoining lane over which there is a right of way. The access is a Public Bridleway and any maintenance thereto must be undertaken by the Purchaser



# The History of Ewyas Lacy

## Document Record

### Lot 2 – 4.52 Acres of Accommodation Land adjacent to Little Edwards Barn

#### Description

4.52 acres of accommodation land providing an excellent opportunity for the purchaser of Lot 1 to acquire further land if required or for anyone else to acquire a very handy block of accommodation land for equestrian, livestock or amenity uses.

#### Schedule – Lot 2

NG No	Description	Acres
9479	Pasture	1.62
9174	Pasture	0.52
8681	Pasture	<u>2.38</u>
		<b>4.52 acres (1.82 ha)</b>

#### Services

A seasonal water supply is available through the Slough Brook and Mains Water is available for connection in the enclosures with a pipe running parallel to the public highway.

#### Access

Access is via the adjoining lane to Little Edwards Barn over which there is a right of way. The access is a Public Bridleway and any maintenance thereto must be undertaken by the Purchaser

#### Agriculture

All of the pasture land for sale is within the English Less Favoured Area. No Historic Entitlement will pass from the vendor to the purchaser for either of the lots of land on offer. If required it will be up to the purchaser to make arrangements for the Single Farm Payment Scheme (SFP) for 2005.

#### Contract

The contract of sale will be made available 7 days prior to the auction date at both the Agents and Solicitors Offices.

At the auction the purchaser will be required to pay 10% of the purchase price as a deposit and exchange the contract, completion of the sale and payment of the balance of the purchase price is to take place within 28 days of the auction or earlier by arrangement.

#### Vendors Solicitors

Mrs J Franzen, Messrs T A Matthews, 6 King Street, Hereford, HR4 9BS. Tel: 01432 352121

#### Planning Authority

Herefordshire Council Southern Planning Services, PO Box 230, Blue School Street, Hereford, HR1 2ZB. Tel: 01432 260342

#### Viewing

Strictly by appointment through the sole selling agents

#### Tenure

Freehold with vacant possession upon completion of the purchase.



# The History of Ewyas Lacy

## Document Record

Town and Country Planning Act 1990  
Planning and Compensation Act 1991

### PLANNING PERMISSION

**Applicant:**  
Mr W Preece  
Little Edwards  
Newton St. Margarets  
Vowchurch  
Herefordshire  
HR2 0QG

**Agent:**  
Burton & Co  
Lydiatt Place  
Brimfield  
Ludlow  
Shropshire  
SY8 4NP

Date of application: 17th December 2003

Application code: **DCSW2003/3785/F**

Grid ref: 32982,34749

Proposed development:

**SITE:** Little Edwards, Newton St. Margarets, Vowchurch, Herefordshire, HR2 0QG  
**DESCRIPTION:** Proposed conversion of redundant barn to form dwelling house

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority (drawing nos. 730/03/D and 730/03/C date stamped 30th January, 2004 and drawing no. 730/03E date stamped 17th December, 2003).

Reason: To ensure the development is carried out in accordance with the amended plans.

3. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) all materials and finishes
- (b) rooflights
- (c) any flues and vents
- (d) boundaries and surfaces
- (e) guttering

Reason: To safeguard the character and appearance of this building.

Cont'd ...

DC1001MW



# The History of Ewyas Lacy

## Document Record

4. Prior to the commencement of development, details of the proposed finishes for all external joinery shall be submitted to and approved in writing by the local planning authority. The finishes so approved shall not thereafter be changed without the prior written approval of the local planning authority.

Reason: To safeguard the character and appearance of this building.

5. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of water environment.

6. Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 of Schedule 2, shall be carried out without the prior written consent of the local planning authority.

Reason: To ensure the character of the original conversion scheme is maintained.

### Informative(s)

1. Circular 3/99 (Planning Requirements in respect of Non-Mains Sewerage incorporating Septic Tanks in New Development) advises in Annex A, paragraph 5, that where septic tanks are proposed, the planning application should be accompanied by a full and detailed consideration of the eleven environmental, amenity and public health factors referred to in paragraph 6 of Annex A.

In carrying out the above assessment the Environment Agency would advise that the septic tank and soakaway system is designed to meet the requirements of BS 6297:1983, and:

- (a) there is no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse; and
- (b) porosity tests are carried out to the satisfaction of the local planning authority to demonstrate that suitable subsoil and adequate land area is available for the soakaway (BS 6297:1983).
2. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environment Protection Act 1990.

If controlled wastes are utilised for construction purposes the developer must register the activity with the Environment Agency. The Duty of Care Regulations apply to all movements of controlled wastes.

Cont'd ...



# The History of Ewyas Lacy

## Document Record

3. The right of way should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for from the Council's Public Rights of Way Section, preferably 6 weeks in advance of work starting.

The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.

It would also appear that vehicular access to the property will be along the bridleway and the following points should be noted:

The applicants should ensure that they hold lawful authority to drive over the registered right of way.

The applicants should note that the right of way has bridleway status and will only be maintained as such.

4. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
5. The decision to grant planning permission has been taken having regard to the policies and proposals in the Hereford and Worcester County Structure Plan and South Herefordshire District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Supplementary Planning Guidance  
Re-use and Adaptation of Rural Buildings October 2000

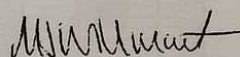
Hereford and Worcester County Structure Plan  
Policy CTC.2 - Development in Areas of Great Landscape Value  
Policy CTC.9 - Development Criteria  
Policy CTC.13 - Buildings of Special Architectural or Historic Interest

South Herefordshire District Local Plan  
Policy GD.1 - General Development Criteria  
Policy C.1 - Development within Open Countryside  
Policy C.8 - Development within Area of Great Landscape Value  
Policy C.36 - Re-use and Adaptation of Rural Buildings  
Policy C.37 - Conversion of Rural Buildings to Residential Use

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

**Decision Date: 9th February 2004**

  
**Southern Divisional Planning Officer**

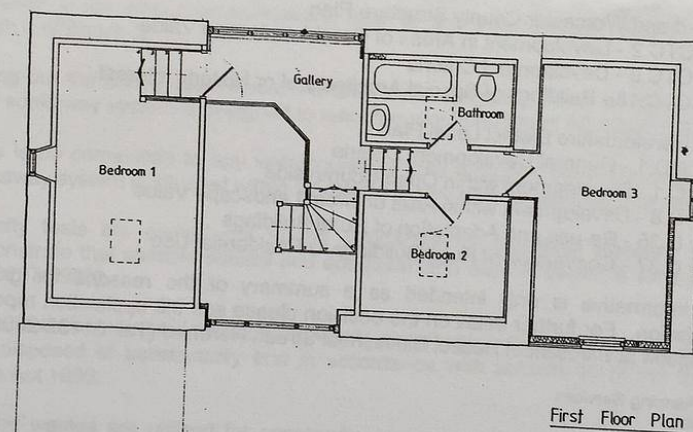
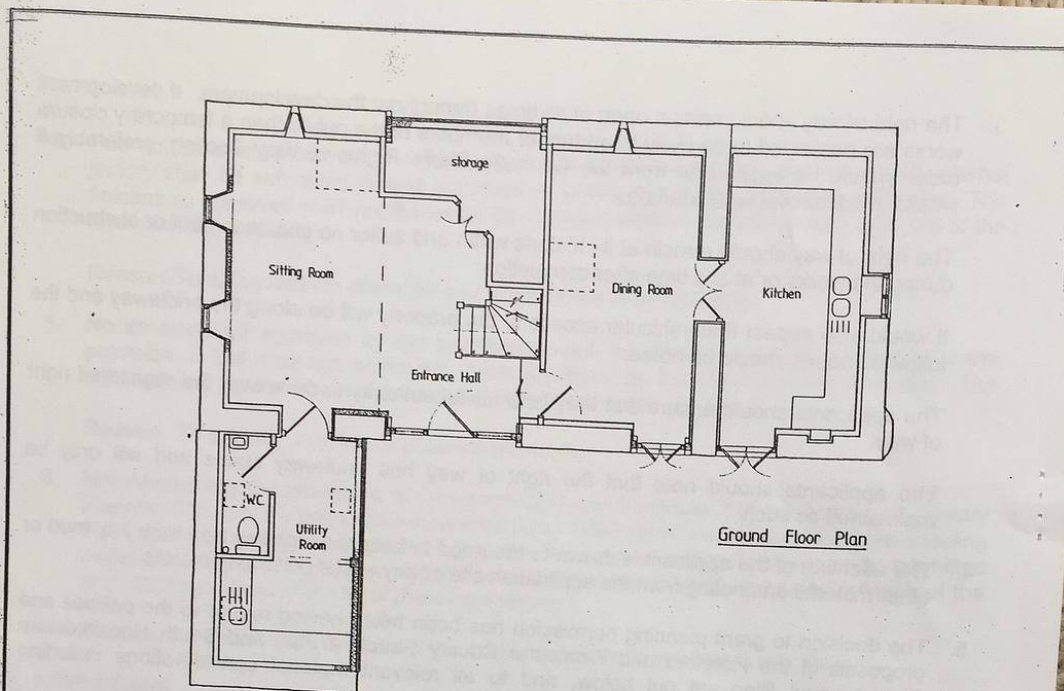
YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

DC1001MW



# The History of Ewyas Lacy

## Document Record



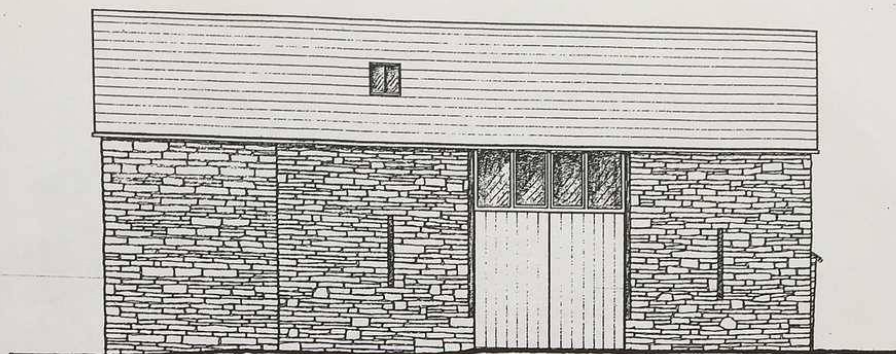
Proposed Conversion of Barn at  
Little Edwards, Newton St. Margarets

Burton & Co. Lydiatt Place Brimfield Ludlow Shropshire SY8 4NP  
Tel: 01584 711106 Scale 1:50 Drawing No: 730/03/C

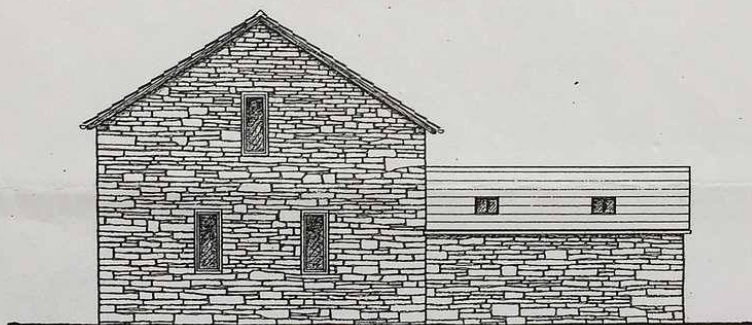


# The History of Ewyas Lacy

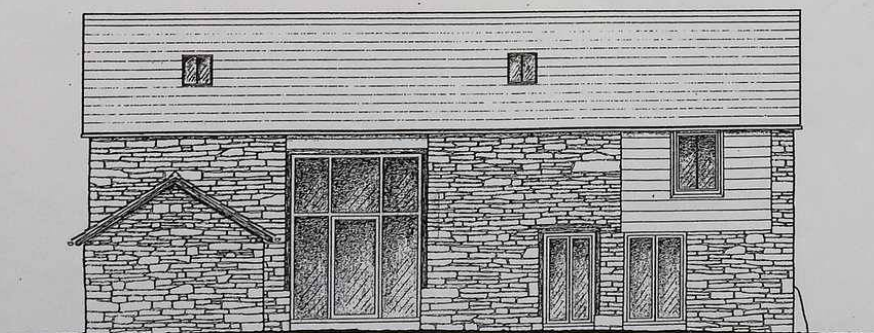
## Document Record



North - West Elevation



South - West Elevation

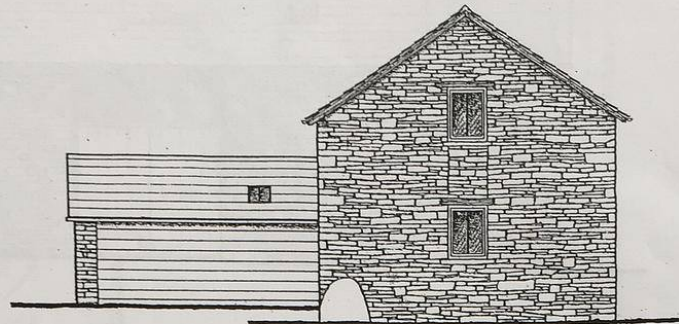


South - East Elevation

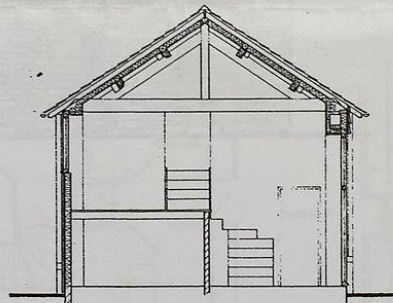


# The History of Ewyas Lacy

## Document Record



North - East Elevation



Section Y-Y

Proposed Conversion of Barn at Little Edwards,  
Newton St. Margarets


Burton & Co. Lydiatt Place Brimfield Ludlow Shropshire SY8 4NP Tel: 01584 711106



# The History of Ewyas Lacy

## Document Record

2004



Established 1846

**TO LET**

**THE CIDER HOUSE,  
URISHAY ROAD, MICHAELCHURCH ESCLEY,  
HEREFORDSHIRE**

In a rural setting, about 14 miles from the City of Hereford  
and 6 miles South East of the market town of Hay-on-Wye.

**A DETACHED TRADITIONAL BUILDING FORMERLY AN  
OLD COTTAGE – REDUNDANT AGRICULTURAL  
BUILDING, TO BE CONVERTED**  
(Subject to Planning Consent)

This period building is of principally stone construction  
with interesting period features, and offers particular potential to convert into  
Holiday accommodation or B1 commercial use/rural craft premises/high quality  
rural office accommodation consistent with the location of the building in a  
rural environment.

The building has easy access off the Michaelchurch to Urishay road, and it is  
envisaged that it will be available as a single unit to provide approximately  
1,000 sqft of single storey accommodation.  
Parking facilities will be provided with each unit.

**OFFERS INVITED**  
**WITH OTHER TERMS TO BE NEGOTIATED**  
**(Including length of lease, and repairing obligations)**

**FOR FURTHER INFORMATION & VIEWING ARRANGEMENTS**  
Please contact Michael Rose FRICS at  
Brightwells Property Services, Cathedral Chambers, Broad Street, Hereford

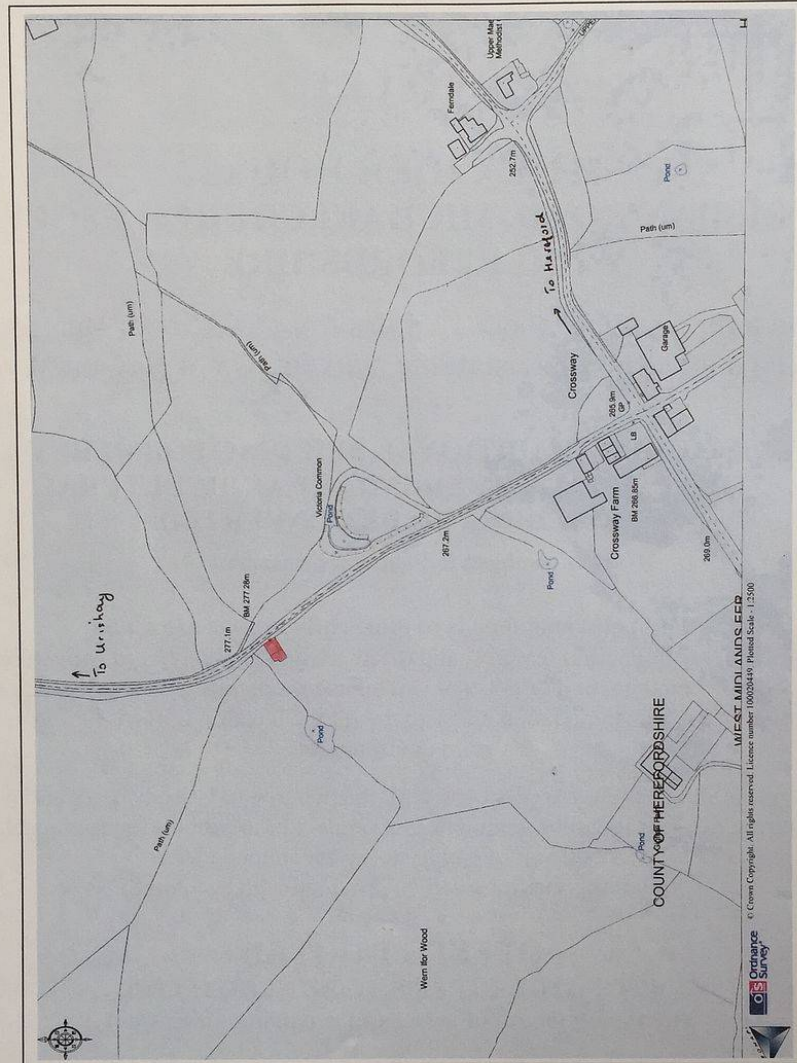
**01432 343800**  
[www.brightwells.com](http://www.brightwells.com)



# The History of Ewyas Lacy

## Document Record

### LOCATION PLAN





# The History of Ewyas Lacy

## Document Record

### MONTAGUE HARRIS & Co. <sup>2005</sup>

Established 1900

16, SHIP STREET, BRECON, POWYS. Tel. (01874) 623200 Fax. (01874) 623131

30, LION STREET, ABERGAVENNY, GWENT. Tel. (01873) 853041 Fax. (01873) 850773

www.montague-harris.co.uk

### LOWER TURNANT LLANVEYNOE, HEREFORD.



**Extending to 116.403 acres or thereabouts together with a grade II listed farmhouse, traditional stone outbuildings and a modern agricultural building.**

**To be Offered for Sale in 3 Lots by informal tender**

**Closing Date for Tenders: Friday 9<sup>th</sup> September 2005**

**Vendors Solicitor: Attn. Mrs S K Langton, Morgans Solicitors,  
Central Chambers, Lion Street, Abergavenny.**

Montague Harris & Co. make every endeavour to ensure our sales details are accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



# The History of Ewyas Lacy

## Document Record

### LOT 1

#### **LOWER TURNANT LLANVEYNOE, HEREFORD.**



**An historic grade II listed farmhouse in an elevated setting overlooking the Olchon Valley and complimented by traditional outbuildings and pasture, in total 5.15 acres or thereabouts.**

**Lower Turnant offers an excellent opportunity to refurbish and modernise a Grade II listed farmhouse which is steeped in history and has many character features, complimented by interesting stone outbuildings. Situated in a much sought after area with the back drop of the Black Mountains and overlooking the Olchon Valley toward Longtown and Longtown Castle with far ranging views over open countryside.**

**Approximately 1 mile from the village of Longtown which is a thriving community with a junior school and shop/post office. Larger towns such as Hereford and Abergavenny are within easy travelling distance as is the quaint border town of Hay-on-Wye.**



# The History of Ewyas Lacy

## Document Record

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More detailed particulars relating to Lower Turnant are as follows:

**The Farmhouse:** Of stone construction under a pitched roof with many interesting architectural features. The property is un-modernised and is need of a sympathetic program of refurbishment but is capable of providing a marvellous family house with an abundance of character.

The accommodation currently offers:

### *On The Ground Floor*

#### **Entrance Hall:**

**Dairy:** 12' x 11'6".

**Store Room:** 12'3" x 11'10".

**Kitchen:** 21' x 13'5", with flag stone floor, beamed ceiling and panelling to the wall, stone staircase leading to first floor.

**Sitting Room:** 13' x 12', wood burning stove, beamed ceiling, door with the stairs leading to first floor.

**Bathroom:** 11'5" x 7'

### *On the first Floor*

**Bedroom 1:** 11'7" x 10' leading to

**Bedroom 2:** 11'7" X 10'8".

**Bedroom 3:** 21' x 14'

**Rear Bedroom 4:** 21' x 7'1"

Please note that bedroom 3 and bedroom 4 can be accessed via the stone stairs which leads from the kitchen.

**Outbuildings:** To the rear of the main house is a structure which is in the form of a small cottage 19' x 8'7".



LOWER TURNANT FARM, LLANVEYNOE, HEREFORD.



# The History of Ewyas Lacy

## Document Record

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- Barn:** Stone and part stone tiled approximately 54' x 23' with lean to and extension to the side which is now in disrepair.
- Beast House:** 21' X 17'
- The Land:** The land in all extends to approximately 5.15 acres or thereabouts. Comprising a good size paddock and a smaller enclosure.
- Schedule of Acreage:**
- |          |            |
|----------|------------|
| 9125     | 3.92       |
| 8223     | .54        |
| pt. 8216 | .69 (est)  |
|          | 5.15 acres |
- Single Farm Payment:** The land has been registered for ICAS purposes and the application has been made to establish the single farm payment. The vendors will undertake to make every effort to convey to the purchaser the entitlement/single farm payment.
- Grazing rights:** These are enjoyed on the Black Mountains and an apportionment of the grazing rights will be made upon sale.
- Additional Land:** There are 2 other areas of land which are available. The first is adjacent to lot 1 and extends to 74.353 acres or thereabouts. The Second lot is to the west of Lower Turnant on the upper side of the road and extends to approximately 36.9 acres of pasture land which runs up to the road leading to the Black Mountain. Both lots are available separately and to be offered for sale by informal tender.
- Wayleaves, Easements, Rights of Ways etc:** The property is sold subject to and with the benefit of all wayleaves, easements, rights of way, both public and private, declared or undeclared.
- Services:** Mains electricity is connected. Water is from a private supply which also serves other properties in the immediate area. It is not considered appropriate to serve more than one property at Lower Turnant. There is no drainage connected to the property. The bathroom/wc is to a portable system.
- Plan:** A plan showing the land is attached and believed to be correct but is for identification purposes only.
- Tenure & Possession:** The property is to be sold with the benefit of freehold tenure and vacant possession.

LOWER TURNANT FARM, LLANVEYNOE, HEREFORD.



# The History of Ewyas Lacy

## Document Record

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**Method of Sale:** The property is to be offered for sale by informal tender. The tenders are to be received at the Abergavenny no later than the close of business on Friday 9<sup>th</sup> September 2005.

**Directional Note:** Proceed through the village of Longtown towards Craswall. Upon leaving Longtown take the left turning sign posted Brass Knoll / Turnant / Mountain Road. Carry on along this road passing Olchon Cottage Farm on the left and Lower Turnant is the next property approximately 400 yards on the left hand side of the road.

**Viewing:** Strictly by appointment through the sole agents:

Montague Harris & Co  
30 Lion Street  
Abergavenny  
Monmouthshire  
NP7 5NT

Tel: 01873 853041 Fax: 01873 850773

E-mail: [jsg@montague-harris-abergavenny.co.uk](mailto:jsg@montague-harris-abergavenny.co.uk)  
Website: [www.montague-harris.co.uk](http://www.montague-harris.co.uk)

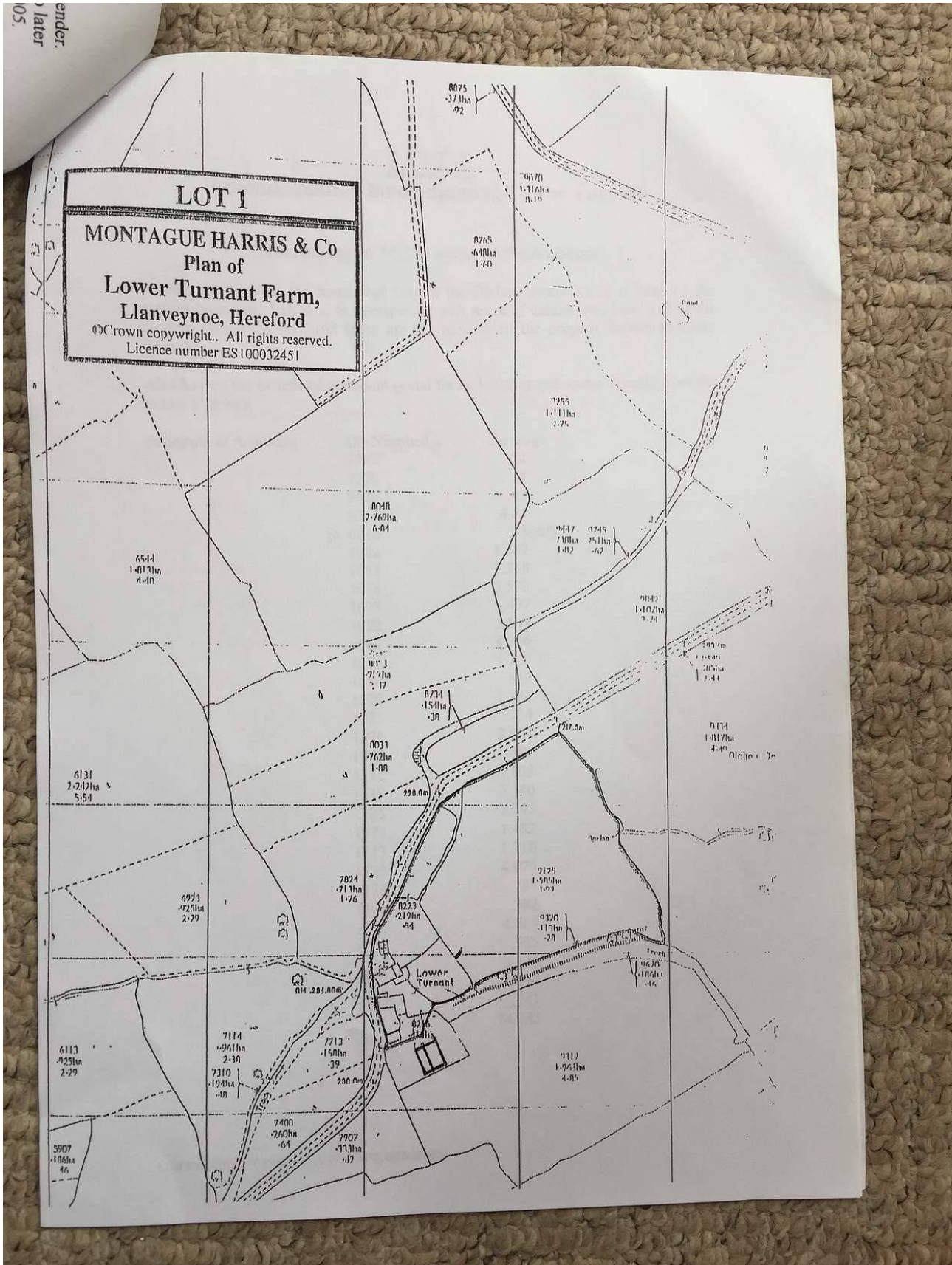
**Cautionary Note:** Potential purchasers should exercise extreme caution when inspecting the property, it is an old property and some of the floor boards on the first floor are in poor condition and in need of attention as is the roof. No liability can be accepted for damage or injury to any person by either the selling agent or the vendor.

LOWER TURNANT FARM, LLANVEYNOE, HEREFORD



# The History of Ewyas Lacy

## Document Record





# The History of Ewyas Lacy

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### LOT 2

#### Accommodation land adjoining Lower Turnant

Amounting to 74.353 acres or thereabouts.

Sloping gently from the homestead toward the Olchon Brook which it joins on the eastern boundary. The land is interspersed with areas of natural woodland and in the western corner of OS 1108 there are the remains of the property known as Little Turnant.

Also having the benefit of a modern portal frame building and access directly from the public highway.

Schedule of Acreage:	OS Number	Acreage
	7907	.82
	9320	.28
	9620	.46
	9312	4.85
	pt. 8216	.33(est)
	1082	5.357
	1081	3.318
	1074	3.573
	1073	3.497
	1072	5.307
	1067	4.306
	1071	4.240
	1080	.849
	1079	1.886
	1075	.754
	1076	2.904
	1078	.589
	1112	2.803
	1119	2.540
	1125	6.145
	1077	1.482
	1113	1.718
	1120	4.975
	112A	.789
	1108A	.382
	1114	4.885
	1108	.585
	1105	3.198
	1111	.790
	1107	.741
		<u>74.353</u>

LOWER TURNANT FARM, LLANVEYNOE, HEREFORD.



# The History of Ewyas Lacy

## Document Record

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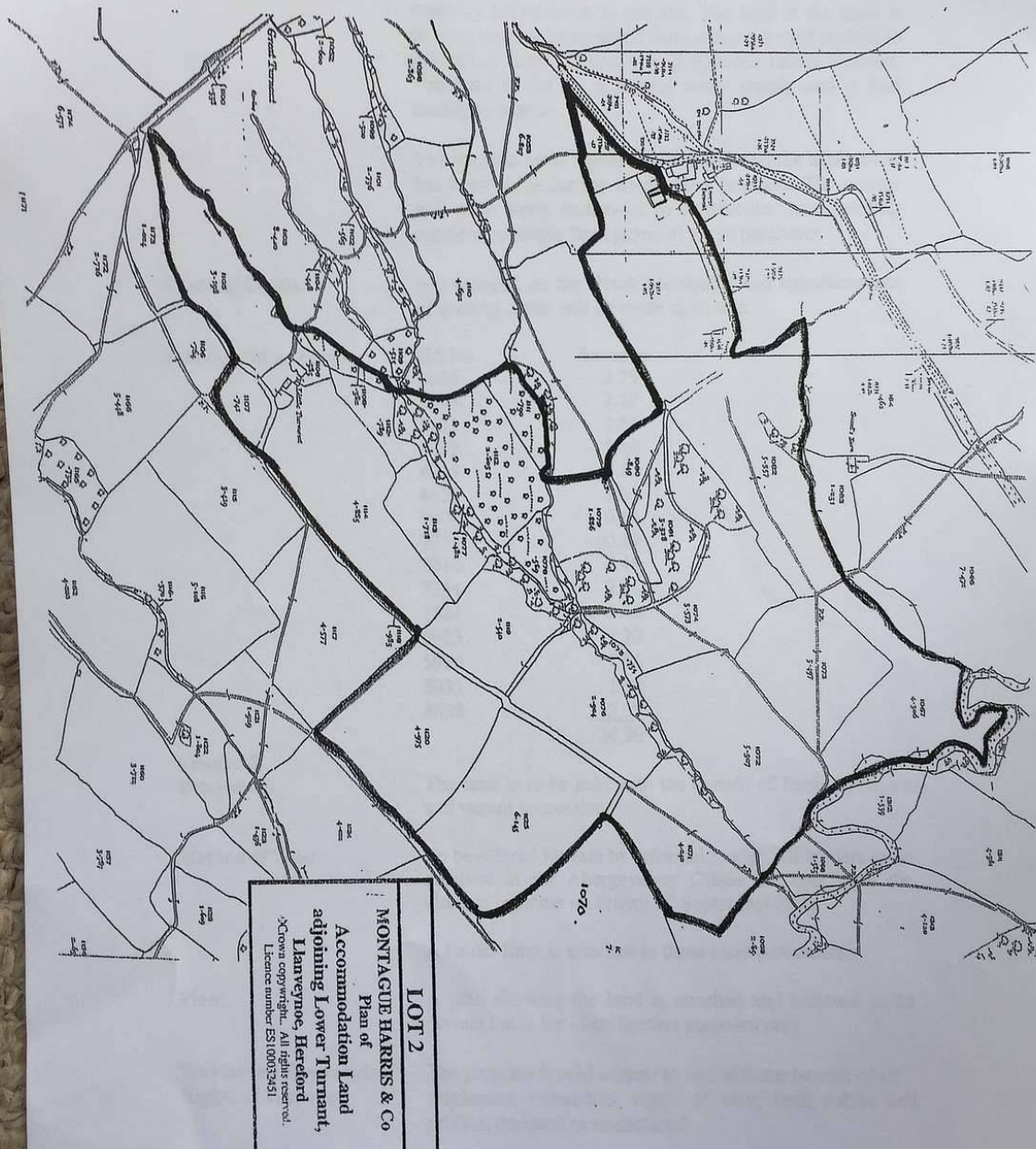
<b>Modern Portal Framed Building:</b>	54' x 44' With block and Yorkshire board walls and part open sided.
<b>ICAS:</b>	The land has been registered for ICAS and the application has been made for the single farm payment. The vendor will make every endeavour to transfer the corresponding entitlement/single farm payment to the purchaser.
<b>Grazing Rights:</b>	Are enjoyed on the Black Mountains and an apportionment of grazing rights will be made upon sale.
<b>Wayleaves, Easements, Rights of Ways etc:</b>	The property is sold subject to and with the benefit of all wayleaves, easements, rights of way, both public and private, declared or undeclared. We understand that there is right of way in favour of the owners of OS number 1070 along the old lane leading to that field in order to gain access to the field and adjoining enclosures.
<b>Tenure &amp; Possession:</b>	The land is to be sold with the benefit of freehold tenure and vacant possession.
<b>Method of Sale:</b>	<p>To be offered for sale by informal tender. All tenders to be received at the Abergavenny Office not later than the close of business on Friday 9<sup>th</sup> September 2005.</p> <p>A tender form is attached to these sales particulars.</p>
<b>Plan:</b>	A plan showing the land is attached and believed to be correct but is for identification purposes only.

LOWER TURNANT FARM, LLANVEYNOE, HEREFORD.



# The History of Ewyas Lacy

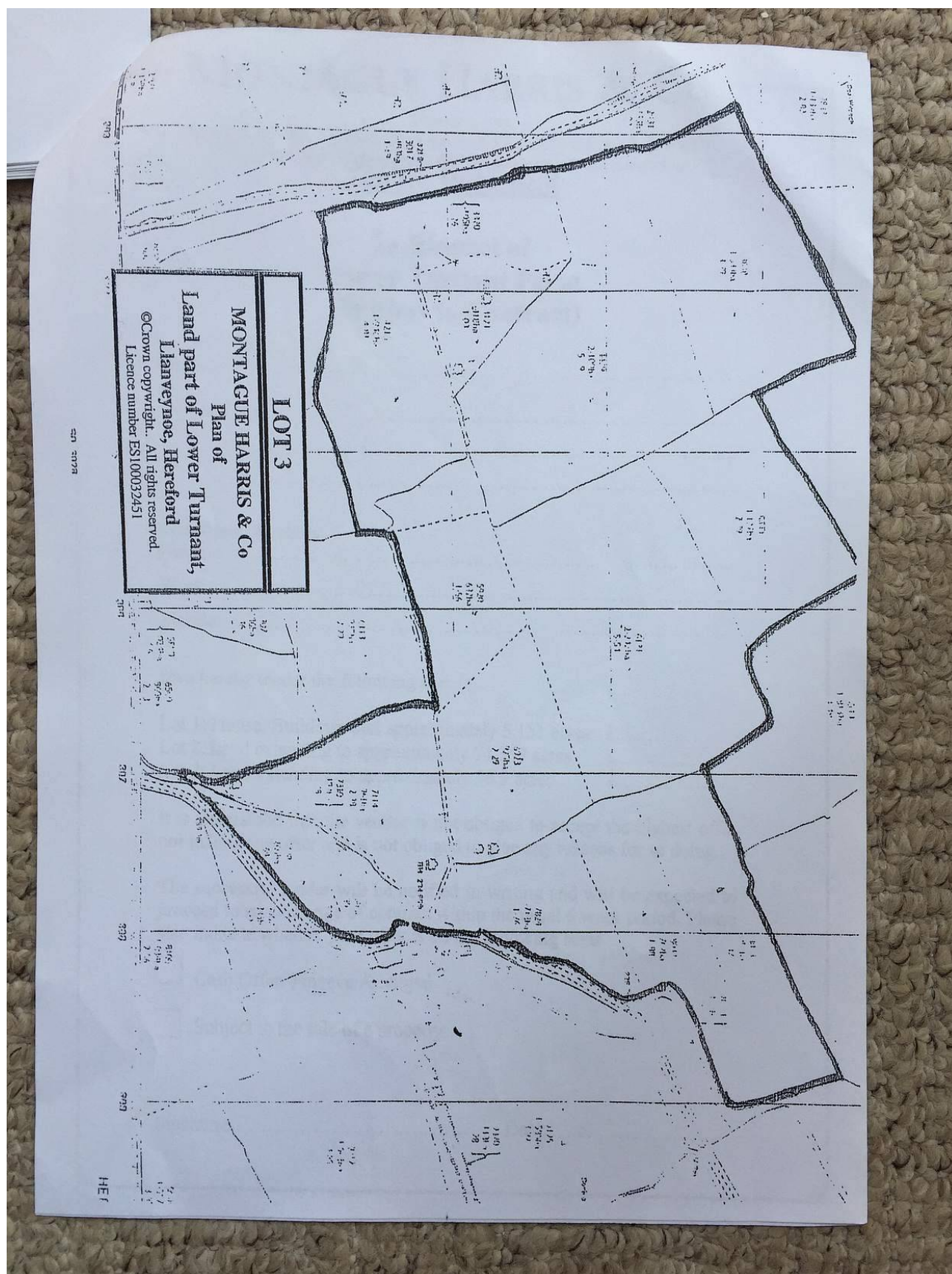
## Document Record





# The History of Ewyas Lacy

## Document Record





# The History of Ewyas Lacy

## Document Record

### MONTAGUE HARRIS & Co.

Established 1900

30, LION STREET, ABERGAVENNY, GWENT. Tel. (01873) 853041 Fax. (01873) 850773

16, SHIP STREET, BRECON, POWYS. Tel. (01874) 623200 Fax. (01874) 623131

#### Tender Document

#### In Respect of Lower Turnant Farm (Subject to Contract)

Name:.....

Address:.....

.....

.....

Telephone Numbers:

Home:.....

Work:.....

Mobile:.....

I/we hereby tender the following sum (s).

Lot 1: House, Buildings and approximately 5.151 acres £.....

Lot 2: Land extending to approximately 74.353 acres £.....

Lot 3: Land extending to approximately 36.9 acres £.....

It is understood that the vendor is not obliged to accept the highest offer nor indeed any offer and is not obliged to give any reasons for so doing.

The successful tender will be notified in writing and will be expected to proceed to an exchange of contract within the usual 6 week period. Please also indicate whether your offer is on the following basis.

☐ Cash Offer/ Finance Arranged

☐ Subject to the sale of a property

Signature:..... Date:.....



# The History of Ewyas Lacy

## Document Record

2005  
**Sunderlands**

Chartered Surveyors • Auctioneers • Estate Agents

[www.sunderlandshereford.co.uk](http://www.sunderlandshereford.co.uk)

### Pasture Land Nr. St Margarets, Herefordshire



**For Sale by Informal Tender  
at 12 noon on Friday 16th September 2005**

About 2.147 Acres (0.863 hectares)  
As a Whole  
Of Agricultural and Amenity Interest

**Guide Price: £20,000**



Offa House, St. Peters Square, Hereford HR1 2PQ  
Email: [enquiries@sunderlandshereford.co.uk](mailto:enquiries@sunderlandshereford.co.uk)  
Tel: 01432 356161





# The History of Ewyas Lacy

## Document Record

### Pasture Land, Nr. St Margarets, Herefordshire

#### **Description**

The field is about 2.17 acres of old pasture of ideal size for a pony paddock with mains water supply. The field has roadside access between Vowchurch and Michaelchurch Escley. This is a traditional meadow that has had no artificial inputs for at least the last decade. It is a most attractive location offering superb Herefordshire views and of interest to farmers and amenity purchasers.

#### **Situation**

The land is located at Upper Mascoed, St Margaret's about 13 miles from the City of Hereford. A location plan is included in these particulars.

#### **Viewing**

At any reasonable time during the day with sale particulars to hand.

#### **Quotas & Historic Payments**

There are no quotas or single payment entitlements included in the sale.

#### **Town and Country Planning**

The property is sold subject to any development plans, tree preservation orders, town and planning schedules, resolutions or notifications which may be or come into force and the purchaser shall be deemed to have full knowledge of all matters that may affect the property.

#### **Easements, Wayleaves and Rights of Way**

There are no known footpaths or rights away on this land. The property is sold subject to all Rights of Way, easements and wayleaves as currently exist.

#### **Authorities**

Water: Welsh Water 01792 841 000  
(Tump Connection)  
Agricultural: RPA 0845 603 7777  
Council: Herefordshire Council 01432 260 000

#### **Plans, Hectares and Schedules**

These are based on Ordnance Survey Plans and are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### **Conditions of Sale**

1. All descriptions, areas, dimensions, distance and orientations are approximate and are intended to give a fair impression of the property and are not suitable for purposes which require precise measurements. Prospective Purchasers should check any areas or measurements to their own satisfaction.
2. Nothing in these particulars should be taken as implying that necessary planning, building regulations or any other consents have been obtained.
3. Particulars are set out as a general outline only and for the guidance of intending purchasers.

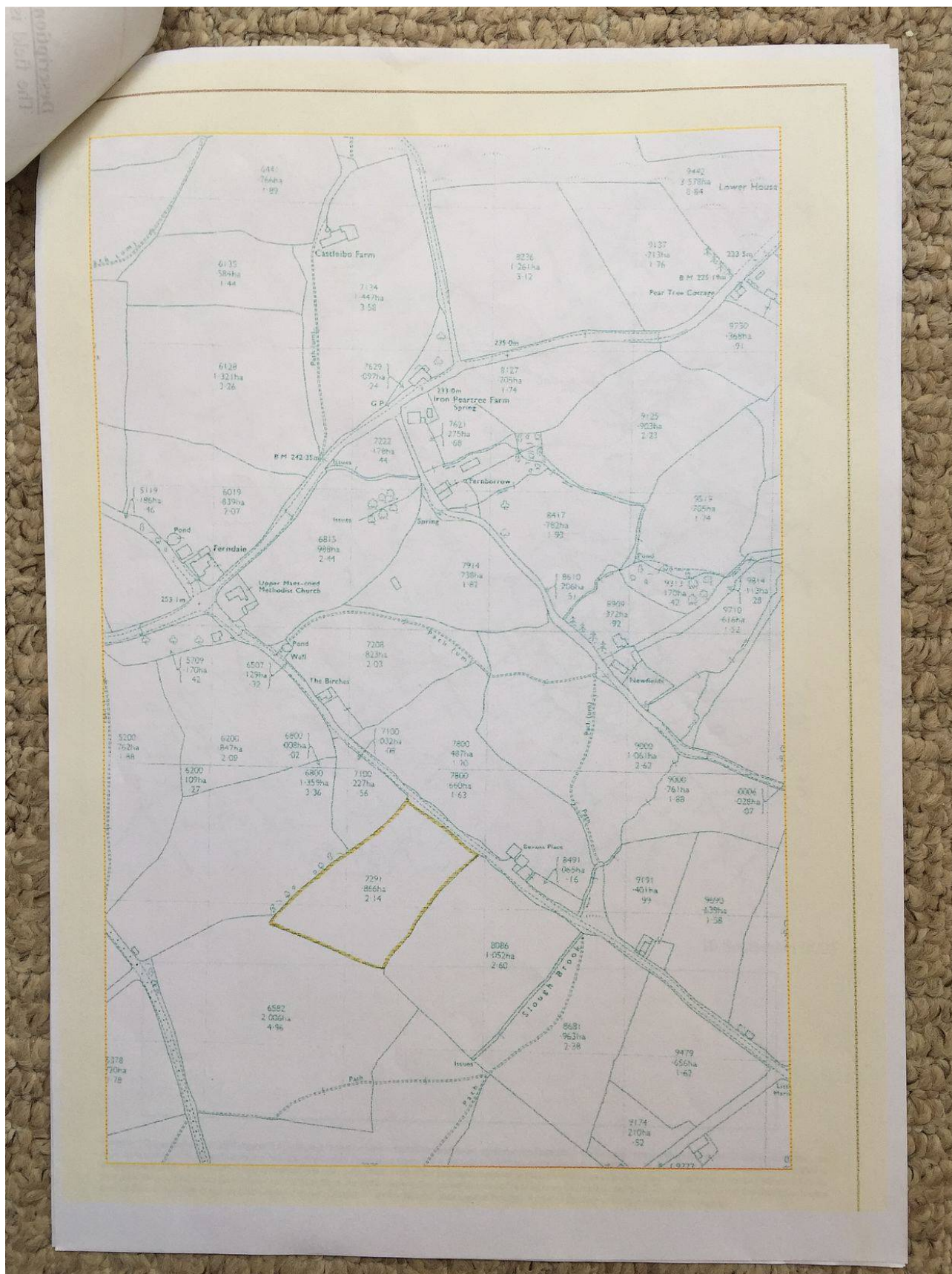
#### **Directions**

Take the A465 Abergavenny Road out of Hereford. Take the second right after the round about, signposted Clehonger (B4349), when in Clehonger village itself bear left still on the B4349 signposted Kingstone and Vowchurch. Proceed straight through Kingstone on the B4348 which heads towards Vowchurch. Just before Vowchurch Village take a left turn signposted Turnastone and Michaelchurch. Follow this road to the top of the Hill known as the "Slough". Just over the brow on the left is a Methodist Chapel, take the left turn immediately after this and follow the road for approximately ¼ mile and the field is on your right as indicated by the agents for sale boards.



# The History of Ewyas Lacy

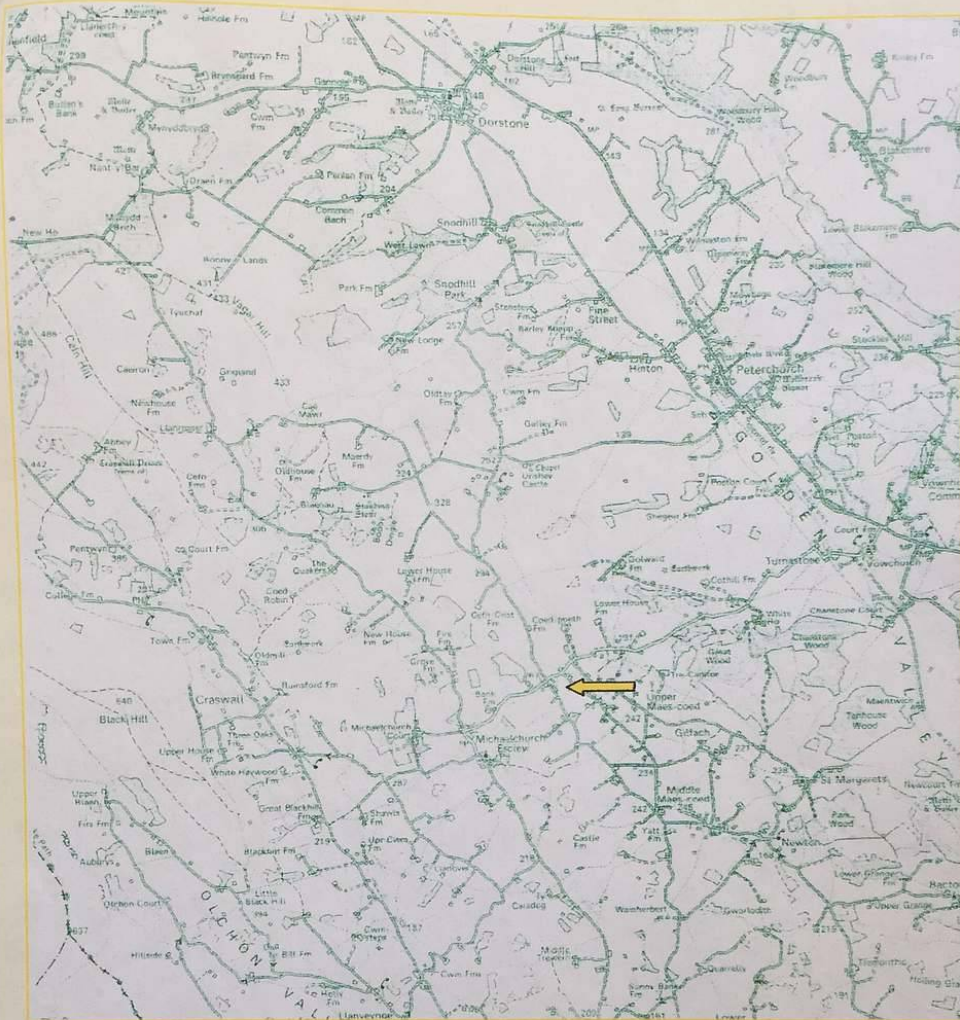
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# The History of Ewyas Lacy

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10 September 2005

### Sunderlands - Selling Houses

If you are thinking of moving home, this is the time to get expert advice.  
At **Sunderlands Estate Agents** we offer professional guidance on marketing  
and valuing your home for potential sale. Our service includes **latest technology** and  
**quality presentation** helping to maximise your chances of finding the right buyer.  
Ring now for an informal chat or book for one of our experienced valuers to visit.  
Tel 01432 356161 [www.SunderlandsHemford.co.uk](http://www.SunderlandsHemford.co.uk)

Property Misdescriptions Act 1991 Agents Note- Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Room sizes are quoted to the nearest 1/10<sup>th</sup> of a metre on a wall-to-wall basis. The imperial equivalent in brackets is intended as an approximate guide for those not yet fully conversant with metric conversion. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. All floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed. We wish to inform you that Sunderlands are a member Firm 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.



# The History of Ewyas Lacy

## Document Record

### MONTAGUE HARRIS & Co. <sup>2005</sup>

Established 1900

16, SHIP STREET, BRECON, POWYS. Tel. (01874) 623200 Fax. (01874) 623131  
30, LION STREET, ABERGAVENNY, GWENT. Tel. (01873) 853041 Fax. (01873) 850773  
[www.montague-harris.co.uk](http://www.montague-harris.co.uk)

### WEAVERS GREEN Newton St. Margarets, Hereford

AWAITING  
PHOTOGRAPH

**Standing in a private yet accessible location this detached cottage style residence stands in pleasant gardens, has the benefit of outbuildings with stabling and is surrounded by land which amounts in all to approximately 5 acres.**

**Well situated for those that wish to travel to the larger centres such as Hereford, Abergavenny or to the small market town of Hay-on-Wye. This is an ideal holding well suited for those with an equestrian interest and enjoys panoramic views over unspoilt Herefordshire countryside.**

Montague Harris & Co. make every endeavour to ensure our sales details are accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



# The History of Ewyas Lacy

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The more detailed accommodation relating to the property can be described as follows:-

### **ON THE GROUND FLOOR**

#### **CONSERVATORY AREA:**

This runs the length of the rear of the property and is in two separate areas overlooking the rear garden and patio area.

#### **ENTRANCE:**

which also is useful as a large utility area with ceramic tiled floor, radiator, sink unit and work surfaces. Double glazed.

#### **STORAGE ROOM/ BEDROOM STUDY**

11'7 x 8'8, radiator, double glazed.

#### **BATHROOM/W.C.:**

comprising panel bath, pedestal wash hand basin, low-level w.c., shower cubicle, fluorescent light with shaver point. Airing cupboard, double glazing.

#### **KITCHEN:**

13'1 x 10'2, with single drainer sink unit, electric cooker point, built-in cupboard, built-in larder cupboard, beamed ceiling. LPG gas fire central heating boiler, double glazed.

#### **LIVING ROOM:**

13'2 x 18'6 with fireplace, beamed ceiling, understairs cupboard, night storage heater, radiator and stairs to first floor, double glazed.

### **ON THE FIRST FLOOR**

#### **LANDING:**

#### **W.C.:**

comprising low-level w.c., pedestal wash hand basin, extractor fan, fluorescent light with shaver point, radiator.

#### **BEDROOM 1:**

10'9 x 10'1, built-in cupboard. Radiator, double glazed.

#### **BEDROOM 2:**

9'1 x 6'3, built-in wardrobe/cupboard. Radiator, double glazed.

#### **BEDROOM 3:**

12'1 X 13'11, radiator, double glazed.

#### **OUTSIDE:**

Attractive gardens laid mainly to lawn with a patio area immediately at the rear of the property and to the side there are productive vegetable plots. The lawns enjoy a fine outlook over the surrounding countryside.

Weavers Green, Newton St. Margarets



# The History of Ewyas Lacy

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### **OUTBUILDINGS:**

#### **STORE ROOM:**

**WORKSHOP:** 60' x 28'.

**POLE/BLOCK IMPLEMENT SHED:** 48' x 40' with lean-to comprising 4 loose boxes 12' x 12' and 8ft alleyway. Other half store for Hay etc.

#### **SERVICES:**

Mains water and electricity are connected to the property. Drainage is to a private system. Central heating is provided by means of an LPG tank. Please note that it is not our policy to test services and appliances at the property. Private spring in garden.

#### **OUTGOINGS:**

We are informed that the property has been placed in property band E and the outgoings for 2005/2006 are **£1485.87**

#### **PRICE GUIDE:**

Offers are invited in the region of **£495,000**

#### **VIEWING:**

Viewing is strictly by appointment through the sole selling agents:-

Montague Harris & Co  
30 Lion Street, Abergavenny, Monmouthshire NP7 5NT  
Tel: 01873 853041 Fax: 01873 850773  
E-mail: [jsg@montague-harris-abergavenny.co.uk](mailto:jsg@montague-harris-abergavenny.co.uk)

Montague Harris & Co  
16 Ship Street, Brecon, Powys LD3 9AD  
Tel: 01874 623200 Fax: 01874 623131  
E-mail: [jal@montague-harris.co.uk](mailto:jal@montague-harris.co.uk)

Web Site: [www.montague-harris.co.uk](http://www.montague-harris.co.uk)

Weaver's Green, Newton St. Margarets



# The History of Ewyas Lacy

## Document Record

### H.J. Pugh & Co.

- Auctioneers •
- Estate Agents •
- Valuers •

Newmarket House, Market Street, Ledbury, Herefordshire, HR8 2AQ.  
Tel: (01531) 631122. Fax: (01531) 631818. Mobile: (07836) 380730.  
Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk) Email: [property@hjpugh.com](mailto:property@hjpugh.com)

**BEVANS PLACE**  
ST. MARGARETS, HEREFORD  
HR2 0QG  
HEREFORDSHIRE / MONMOUTHSHIRE BORDERS

#### LOT1

compl'n due 12/10/05  
£250,000 start  
sold  
£307,000  
Mr Weston  
Lot 3  
£100,000 start  
£16,000 sold.  
Barton



**A RURAL DETACHED COTTAGE SITUATED IN AN ELEVATED POSITION WITH VIEWS OVER THE GOLDEN VALLEY IN ALL APPROXIMATELY 6.09 ACRES (2.466 Hectares)**

**IDEAL FOR SMALLHOLDING / EQUINE ENTERPRISE**

**KITCHEN: SITTING ROOM: DINING ROOM: UTILITY / PANTRY:  
THREE BEDROOMS: BATHROOM: WC:  
CONCRETE YARD: GARDENS: OUTSIDE WC: LEAN-TO SHED:  
STONE FORMER PIG STY, STEEL PORTAL FRAMED BARN & LEAN-TO**

**~~LOT 2 Paddock 2.60 ACRES (1.054 Hectares)~~ WITHDRAWN**

**LOT 3 Paddock 2.99 ACRES (1.211 Hectares)**

**To be offered for sale by public auction, unless previously sold and subject to the conditions of sale in The Millennium Room, The Mill Inn, Postern Mill, Peterchurch on**

**WEDNESDAY 14<sup>th</sup> September 2005 at 6.30pm**

Vendor Solicitors: Messrs MFG, Edgebaston House, Walker Street, Wellington, Telford, Shropshire  
TEL: 01952 641651

H. J. Pugh & Co., for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of H. J. Pugh & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# The History of Ewyas Lacy

## Document Record

### **BEVANS PLACE, ST. MARGARETS, HEREFORD HR2 0QG**

Bevans Place is situated in an elevated position with views over the Golden Valley to the East.

The cottage is in a traditional style with functional living accommodation and provides the perfect opportunity for purchasers to modernise and improve to create a family home.

The adjoining steel portal framed building, lean-to and permanent pasture field offer the opportunity to run a smallholding or equestrian enterprise.



Located about 1½ miles off the B4348 Hay on Wye road, Bevans Place is accessible to surrounding towns and cities, Hereford 13 miles, Hay-on-Wye 11 miles, Abergavenny 13 miles, Ross on Wye and M50 /A40 junction 26 miles. The scenic Black Mountains and Golden Valley can be found in close proximity.

#### **PARKING AREA LEADING TO ENCLOSED YARD AND REAR ENTRANCE DOOR TO:**

**KITCHEN 11'6 x 8'6 (3.50m x 2.59m)** range of base units with working surfaces over, stainless steel sink unit and single drainer, free standing electric hob and oven, wall cupboards, cupboard under stairs.

**SITTING ROOM 12'2 x 12'2 (3.70m x 3.70m)** with fireplace housing oil fired Rayburn on stone hearth, front entrance door.

**DINING ROOM 10'0 x 12'2 (3.05m x 3.70m)** with feature fireplace and stone hearth

**UTILITY / PANTRY 8'5 x 6'7 (2.56m x 2.00m)** electric well water pump and starter switch

#### **STAIRS UP TO FIRST FLOOR LANDING:**

**BEDROOM 1 11'11 x 12'2 (3.65m x 3.70m)** with views over front garden

**BEDROOM 2 10'1 x 11'11 (3.07m x 3.64m)** with views over front garden

**BEDROOM 3 8'5 x 6'9 (2.57m x 2.06m)** with views over Golden Valley and adjoining field

**BATHROOM** with suite comprising panelled bath, pedestal wash hand basin, part tiled walls, airing cupboard housing immersion hot water tank,  
**SEPARATE W.C.**

**OUTSIDE**  
The property serves the st  
pedestrian acce  
outstanding vi  
The



# The History of Ewyas Lacy

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### OUTSIDE

The property is approached via a concrete parking area to the rear which also serves the steel portal framed barn. A gate to the roadside provides pedestrian access to the front cottage garden and lawn from which the outstanding views can be appreciated.

The concrete yard gives further access to an outside WC and Lean-to shed with a further former pigsty to the rear of a stone construction.

**Steel portal frame Barn** with lean to 8.63m x 10.00m light and power.



Adjacent field in all about **6.09 acres (2.466ha)** all laid down to permanent pasture

**LOT 2** – a further permanent pasture field to the South West amounting to approx. 2.60 acres (1.05 hectares) with road access.

**LOT 3** – a further permanent pasture field to the North East amounting to approx. 2.99 acres (1.211 hectares) with vehicular access.

### LOT 1

#### SERVICES

Mains electricity is connected  
Private water supply & drainage system upon the property.  
Telephone connected  
Oil fired heating.

**COUNCIL TAX BAND E.** Herefordshire Rates payable £1485.87 2005/06

#### **GENERAL REMARKS AND CONDITIONS, (all lots) PRICE GUIDES**

Lot 1 House, Buildings and about 6 acres	£250,000 to £280,000
Lot 2 Paddock	£10,000 to £12,000
Lot 3 Paddock	£10,000 to £12,000

#### **TENURE**

The property is freehold and offered with vacant possession upon completion.

#### **DIRECTIONS**

From Hereford proceed southwest on the A465 and take the right turning signposted to Clehonger (B4349) and follow signs to Vowchurch. After the turning signposted to Abbey Dore take the first turning left towards St. Margarets. Climb the hill and take the second road on the left where Bevans Place can be found approximately ¼ of a mile on the left. See "For Sale" signs.

#### **VIEWING**

Strictly by appointment with the sole agents H.J. Pugh & Co. 01531 631122.

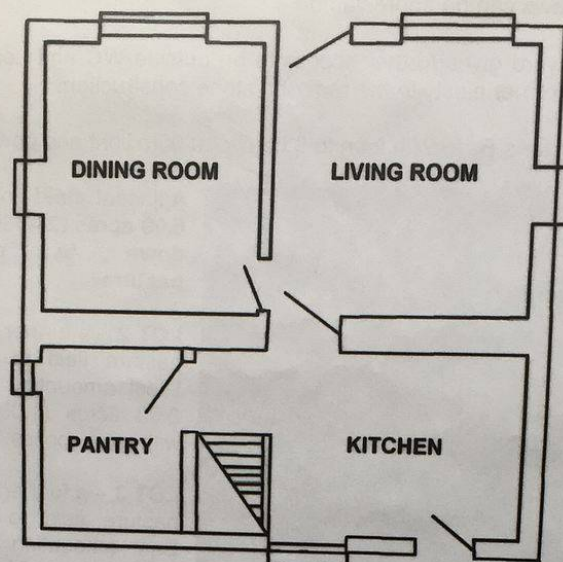


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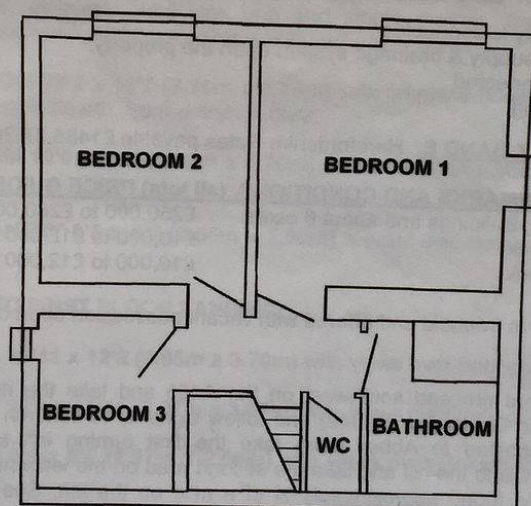
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## FLOOR PLAN

### GROUND FLOOR



### FIRST FLOOR



NOT DRAWN TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY

**CONDITIONS**  
The conditions of sale are available for inspection at the solicitors, where they are available for inspection, whether they are available for inspection or not.



# The History of Ewyas Lacy

## Document Record

### CONDITIONS OF SALE

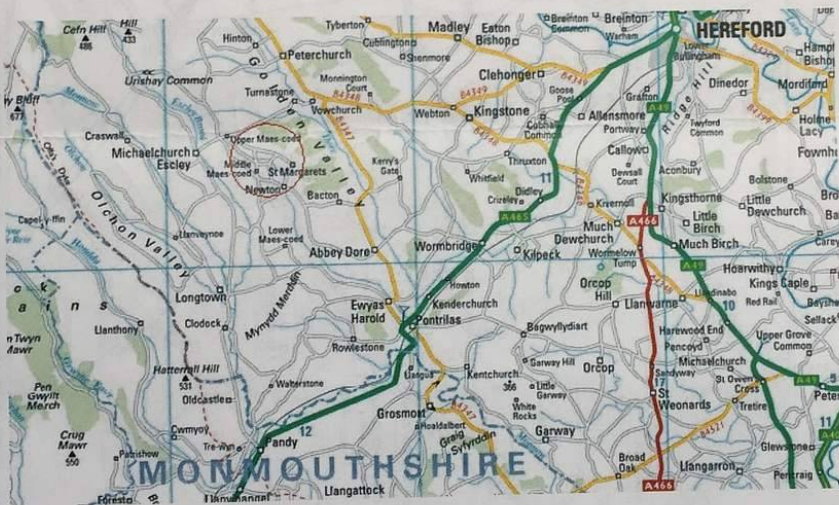
The conditions of sale will be deposited at the offices of the auctioneers and vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

### RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.  
Details and photographs taken July 2005.

### LOCATION PLAN

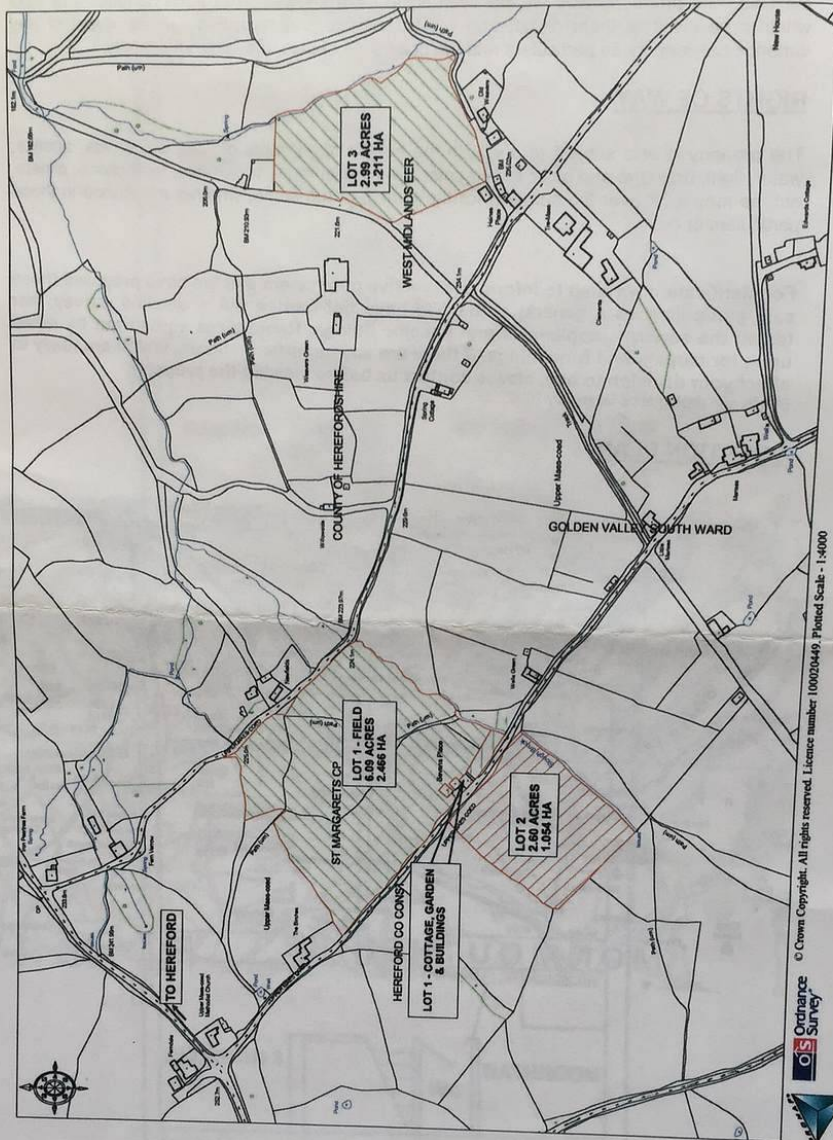




# The History of Ewyas Lacy

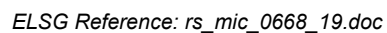
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### IDENTIFICATION PLAN



BEVANS PLACE, ST. MARGARETS, HEREFORD HR2 0QG







# The History of Ewyas Lacy

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HP 16/9

main in road - opp. side e track entrance  
no knowledge of supply to Old Weaver

Welsh Water 01443 331155

demol office Robert Thomas 131754

rd 'land NE of Haines Place L102 OQF'

mapref/ 333701/ 274990

1963 comments - no details; standard payment

purchase - pay ranch costs £703.23

28 day compln

NL not SDIT £250 pa

houses £20 pw £10 = 500 pw = £10000

access used since 1971

OK £5000 = 36000 pa. adj. buyers

CHanks - if assigned 150 - Woodland consent was 760 hectares  
with min 1ha - but charging a competitive

For. Commisn - Greg Jones/ Nick Smith 01594 610923



# The History of Ewyas Lacy

## Document Record

# Humberts

ESTATE AGENTS   SURVEYORS   AUCTIONEERS

3 ST. NICHOLAS STREET • HEREFORD • HR4 0BG  
TELEPHONE: (01432) 278278   FACSIMILE: (01432) 278200

RESIDENTIAL • COMMERCIAL • AGRICULTURAL

## The Vishon Llanthony



Situated in the historic Llanthony Valley in a totally idyllic unspoilt rural location with magnificent open views, an historic Grade II listed stone built former farmhouse, now suitable for complete restoration, together with a number of traditional stone barns and outbuildings, garden, plus pastureland, extending in all to approximately 42 acres.

**Principal Accommodation Comprises:** Living Room, Reception Room, Further Room, Walk-in Pantry, Scullery, Five Bedrooms.  
**TO VIEW**  
TEL 01432 278278

**Offers - Guide Price on Application**

E-mail: [hereford@humberts.co.uk](mailto:hereford@humberts.co.uk)   Web Site: [www.humberts.co.uk](http://www.humberts.co.uk)





# The History of Ewyas Lacy

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### SITUATION

The Vishon enjoys a truly unspoilt rural position within an ancient and historical location with unspoilt views accessible to Llanthony itself, Abergavenny (approx. 13 miles), Hereford (approx. 26 miles) and also to Hay on Wye (14 miles). The property is also within the renowned Brecon Beacons National Park, the area is renowned for country pursuits including walking (near Offas Dyke) pony trekking and riding.

### DIRECTIONS

From Hereford proceed towards Abergavenny on the main A465. Upon reaching Pandy continue on to Llanvihangel Crucorney, turning right into the village itself and then right again signposted Llanthony Priory. Continue for approximately 6 miles into Llanthony itself, proceed past The Priory and after a further short distance bear left onto a single track roadway, signposted Capel-Y-Ffin 3.5 miles. Continue for a further 1.2 miles turning right onto a 'no through' road, which has been recently tarmacadamed, all the way to the property itself; which can be found after a further 1.3 miles where the track access within a field can be found on the right-hand side leading up to the side of the farmstead.

Thereafter the property can be approached via a ford to the hardstanding area immediately to the front of the house.

### HISTORICAL NOTE

We understand the property predominantly originates from the early 18<sup>th</sup> Century but could well have much earlier origins. The Vishon is Grade II listed. Its wonderful position in the Llanthony Valley and evocative name have been made famous in Bruce Chatwin's celebrated novel 'On The Black Hill' about rural life in the Welsh Marshes.

### THE PROPERTY

The Vishon which comprises the stone former farmhouse is now suitable for complete restoration and is offered together with a range of stone and traditional outbuildings, gardens and pastureland extending in all to approximately 42 acres. It comprises one of the most romantic property's in the Black Mountains and presents an exceptionally rare opportunity to create a superb and historic home in this sort after area.

In detail the property comprises with approximate measurements:-

Steps to front garden area.

Entrance door to: **Living Room:** (17'8" x 13'10") with flagstone floor and skirtings, original meat hooks and open fireplace with original cast iron range, cupboard and under stairs storage cupboard, steps to further:

**Reception Room:** (19'6" x 11'4") again with flagstone floor, open fireplace.

**Further Room:** (19'7" x 9'8") with flagstone floor.

**Walk-in Pantry:** (12'2" x 8'4") with flagstone floor, cold salt stone slabs.

**Scullery:** (17'5" x 10'3") with door to outside, cold supply, large open fireplace with former bread oven.

### On the First Floor

**Agents note: Viewers are requested to proceed with caution due to the condition of the property at first floor level as no liability can be accepted.**

Stairway to first floor.

**1<sup>st</sup> Landing** with steps up to bedrooms.

**Bedroom One:** (18'4" x 15'2") with sealed fireplace, walk-in cupboard, steps up to further Landing area.

**Bedroom Two:** (13'2" x 14'3") with fireplace.



# The History of Ewyas Lacy

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**Bedroom Three:** (19'8" x 9'6") with bedroom fireplace, again prospective purchasers are requested to **proceed with caution** as the floor is unstable.

Steps to Rear Landing.

**Bedroom Four:** (13'2" x 8'3") Again **warning, this room is unstable.**

**Bedroom Five:** (17'11" x 13'8").

**Stone Barn:** (25' x 12'4") adjoining the house, part block, part stone **Store** (15'9" x 12'8").

**Stone Barn:** in two compartments (21'7" x 16'2"). The larger compartment being (38' approx. x 20'7") with central paved passage, double swinging doors to either end, lowered section.

Cobbled yard, **Lean-to Stable** (13'6" x 9'8").

### THE LAND

The property is surrounded by its own land which comprises predominantly pastureland in ten principal enclosures with to the front of the house a former orchard and stream and dingle, the land is all sloping, predominantly south westerly and is designated as a less favoured area and may be suitable as for organic produce. We further understand any shooting rights are in hand and offered with the property itself.

The property does have the benefit of further access onto the recently tarmacadamed council maintained roadway (subject to any necessary permissions).

### SERVICES

We are informed by the vendor that the following apply: water is via a private supply (spring fed), mains electricity, telephone, no drainage.

### AGENTS NOTE

1. These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. All descriptions, areas, dimensions, distances and orientations are approximate and are intended only to give a fair impression of the property. They are not suitable for purposes which require precise measurements, e.g. carpet fittings or building alterations.

3. Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.
5. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property, which are now shown in the photographs.
6. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
7. No person in the employment of Humberts has any authority to make or give any representation or warranty whatever in relation to this property.
8. Rights of Way, Easements & Covenants  
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these particulars or not.

RMA/SLE HHU/01336 8/10/04



# The History of Ewyas Lacy

## Document Record



The prospective purchaser's attention is drawn to the following points:

1. These particulars have been carefully checked with the owner/seller of the property. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract.
2. When considering making an offer on this property it is advisable to double check all measurements and points of particular importance to you.
3. If you are contemplating travelling some distance to view this property please contact us to double check any measurement of point of importance to you prior to departure.
4. All measurements and details of location are approximate only.
5. The photographs show only certain parts and aspects of the property at the time they were taken.
6. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained.





# The History of Ewyas Lacy

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## Observations:

None