

Old Barn Old Farm,
Newton St Margarets Hereford HR2 0QW

Price Guide £325,000



- Detached barn with full planning permission
- Accommodation extending to well over 3,000 sqft
- Substantial grounds extending to 6 acres of good pasture land

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water is connected. Mains electricity is nearby. Private drainage.

Outgoings

Council tax TBC

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

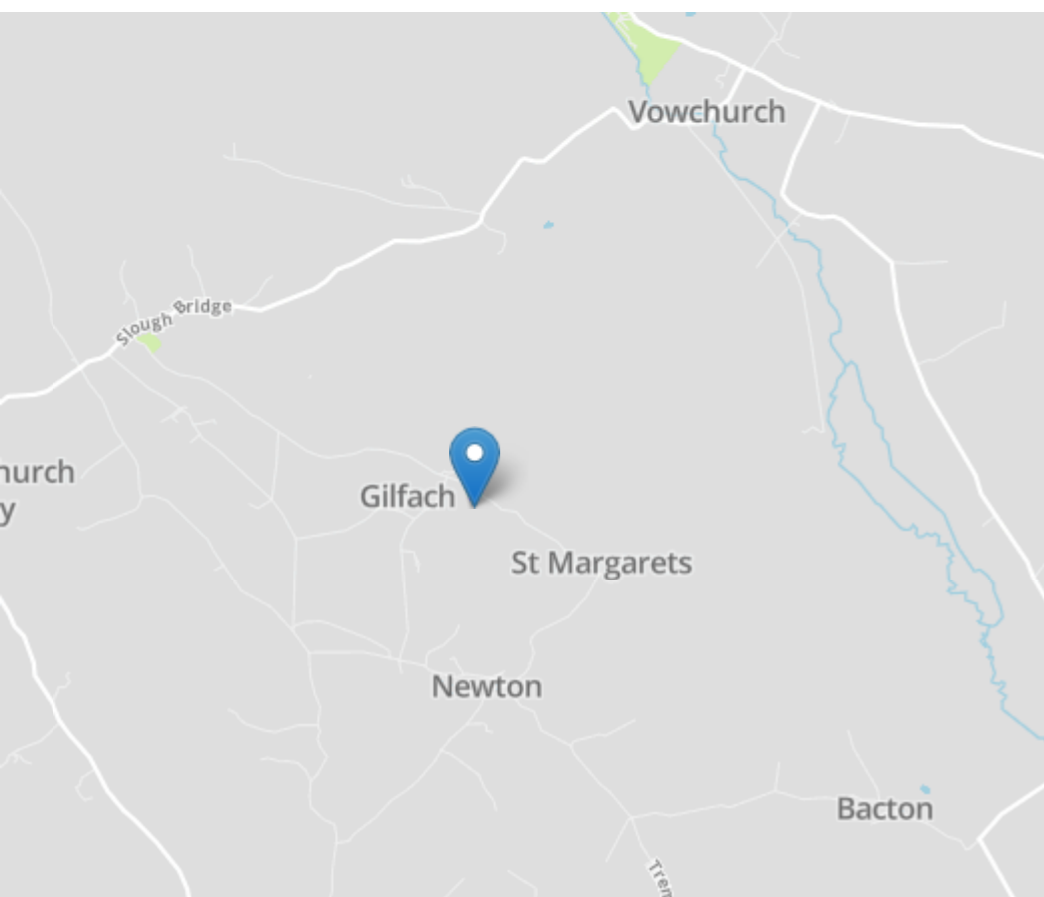
SAT (Remotely) 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



DIRECTIONS

For those who use What3words:///grounding.throwaway.enroach





Proposed site plan
1 : 250

Mixed native hedgerow
To comprise locally transplants or cut green stock 60-80cm high. A variety of locally associated native woody species, a native composition to that of existing hedgerows.

To include:
 Hedgerow
 Cotoneaster monogyna
 Cornus sanguinea
 Corylus avellana
 Ilex aquifolium
 Rosa canina
 Wild rose

Hedging plants are to be 60-80cm high, bare-root, healthy and vigorous plants to be planted in a double row, 10m apart, with 7 plants per metre.

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

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

Planting area to be cultivated and cleared of weed and other unwanted plants.

Stock proof fence to field side

Proposed north west elevation
1 : 100

Proposed north east elevation
1 : 100

Proposed south east elevation
1 : 100

Proposed south west elevation
1 : 100

Proposed ground floor plan
1 : 100

Proposed first floor
1 : 100

North east internal elevation- Outbuilding
1 : 100

South west internal elevation- House
1 : 100

Collins Design & Build & Project Management
TEL: 01981 24382

PROPOSED PLANS & ELEVATIONS
PLANNING

Proposed Steel Building Conversion, Greg Barn Farm

Old farm Newton St Margarets Hereford Heref. DOG

Norman Prosser 5425

OF-6425-02

A1

Scale 1:20
0m 0.5 1 1.5 2m

Scale 1:50
0m 1 2 3 4 5m

Scale 1:100
0m 2 4 6 8 10m

Scale 1:200
0m 4 8 12 16 20m

Scale 1:250
0m 5 10 15 20 25m

Scale 1:500
0m 25 50 75 100 125m

OVERVIEW

Old Barn, Old Farm at Newton St Margarets is a detached barn with full planning permission for a very substantial four bedroom, two bathroom property with principle accommodation extending to well over 3,000 square feet and further space for garages and office, or alternatively potential for dual family living. Planning permission was granted with application number: 231940 on 22nd June, 2023. The planning consent offers an opportunity to create a stunning home offering extensive accommodation which includes; two large downstairs reception rooms, open plan kitchen/dining area, generous entrance hall, and the main part of the building there is four bedrooms, on with en-suite and a further family bathroom. To the side with the adjoining barn there is consent to provide a large covered outside area, garaging and a large office or subject to the necessary planning it could be further developed to provide dual family living. This particular barn has substantial grounds extending to well over 6 acres of good pastureland.

THE LAND

The property is set in approximately 6 acres of gently sloping pasture land offering potential for further uses if so desired. The land is divided into two fields as shown on the attached plans, and has mains water for animals.

LOCATION

The barn is beautifully located in the area of Newton St Margarets situated midway between Hereford and Hay on Wye and the foothills of the Black Mountains in the idyllic Golden Valley, with Hereford being approximately 15 miles away and Hay on Wye being approximately 12 miles away. A variety of amenities can be located in the nearby village of Peterchurch and the well renowned Fairfield High School in the vicinity, hairdressers, church and two public houses. The nearby village of Longtown offers public house, village stores and a primary school. The whole of this area is a haven of peace and tranquility with quintessentially stunning views and this particular barn enjoys a very pleasant position with grounds extending to well over 6 acres of good pastureland.

DIRECTIONS

From Hereford City proceed south onto the A49 towards A465 Belmont Road, after approximately 2 miles turn right onto B4349 towards Clehonger and after approximately 2 miles bare slightly left to stay on B4349 towards Kingstone, after 2.4 miles turn right onto B4348 towards Vowchurch, after 3.4 miles turn left towards Turnastone then taking the first left towards St Margarets and church proceed for 1.6 miles, turn right onto the driveway as indicated by the Agents For Sale Board.

For those who use What3words:///grounding.throwaway.enroach

SERVICES

Mains water is connected. Mains electricity is nearby and it is advised that any potential purchasers should make their own enquiries into the cost of connection. Private drainage has planning consent and is subject to installation.



At a glance... And there's more...

- Detached barn with full planning permission
- A substantial 3,000 square foot
- Two downstairs large reception rooms
- Open plan kitchen/dining room
- Four Bedrooms, two bathrooms
- Further space for garages and office
- Six acres of pasture land

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.