



Charming stone barns with opportunity to create rural Herefordshire home

Little Pen-Y-Lan Barns, Pontrilas, Hereford, Herefordshire, HR2 0BH | Guide Price £450,000

Freehold



Charming stone barns with opportunity to create rural Herefordshire home

1.97 

- Courtyard of traditional timber frame, Herefordshire stone barns
- Planning approval for redevelopment to residential use
- Situated in an elevated position
- Far reaching views of the Black Mountains and Brecon Beacons

Distances to Local Amenities

- Hereford 12 miles
- Abergavenny 12.5 miles
- Worcester 41.5 miles
- M50 17.7 miles
- Trains from Abergavenny to London Paddington from 2 hours 9 mins (1 stop at Newport)

Situation

The barns at Little Pen-y-Lan Farm are located east of the village of Pontrilas in south west Herefordshire, near the Welsh border. The property is situated to the east of the Black Mountains and the Brecon Beacons National Park. The surrounding area is noted for its outstanding natural beauty and splendid countryside with a wide range of country walks nearby including Offa's Dyke National Trail, riding and outdoor pursuits.

The larger regional centres of the Cathedral City of Hereford (12.1 miles) and Abergavenny (12.9 miles) provide access to the National Rail Network, supermarkets and a host of social, shopping and leisure facilities.

The area is well served with schools including The Elms School, Herefordshire Cathedral, Malvern as well as the highly regarded Hereford Sixth Form College.

Description

Little Pen-y-Lan Barns comprise a range of traditional and modern agricultural buildings with planning consents for conversion to residential use.

The traditional buildings comprise a courtyard of traditional farm buildings built in the vernacular style with Herefordshire sandstone elevations. The barns, of timber frame construction and period features, lend themselves to conversion to alternative uses and have full planning permission for residential conversion.

The stone barns currently have planning permission for conversion of up to approximately 5800 square feet (539 sq. m.) and would make a fabulous, spacious and contemporary family home (subject to changes to the existing planning permissions).

There is a further set of Dutch Barns with lean-to, and red brick barn. The buildings have Class Q permission for residential conversion but could lend themselves to conversion to ancillary uses such as pool, gym, office spaces or further living accommodation (subject to changes to planning permission).





CGI



CGI



Planning Permissions

Planning permission has been granted by Herefordshire Council to convert the traditional stone barns to create three new dwellings extending to approximately 539 square meters (gross internal area) in total. Full planning permission has been granted by Herefordshire Council under reference P233707/F.

Class Q consent has been granted by Herefordshire Council under reference P231033/PA4 for a change of use from agricultural barns to two single storey dwellings extending to 376 square meters (gross internal area) in total.

The period before commencement of works for the Class Q permission has recently been extended until 2028.

Buyers should direct enquiries in relation to the planning matters to the Planning Department of Herefordshire Council.

Services

All new electric and mains water connections will be made at cost to the Purchaser and may involve significant costs in upgrading these services.

Buyers are advised to make their own enquiries with the relevant service provider and to take these costs into account when making offers.

If connections are required over land that is owned by the Kentchurch Estate then easements will be granted by the Kentchurch Estate to facilitate this. Whilst no charge will be made for the easement, compensation will be payable for any damage or loss of income incurred by the Estate or their agents during the process of installing these services.

Electric

Purchasers will be liable to install their own electric supplies and meter/s.

Water

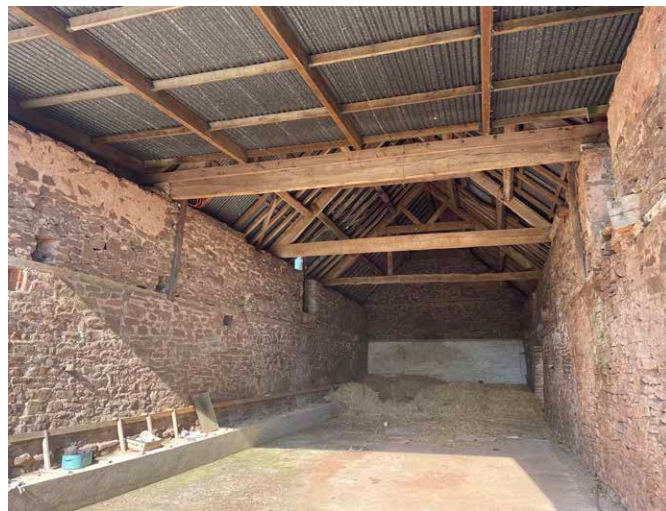
The current supply provides water to both the barns and the cottage. The ownership of this supply will be transferred to the purchaser who will be liable to upgrade this supply to provide sufficient quality of supply to both the barns and the cottage. The cottage will be on a sub-supply and the cottage will be obliged to pay for their usage at a mean average of cost per unit.

Planning has been granted for the installation of a sewerage treatment plant.

Plans

Please note the plans and images provided are for illustrative purposes only. Buyers are encouraged to contact Herefordshire Council in relation to any changes to the approved planning design.





Access

Kentchurch Estate will retain the freehold of the access. The purchasers of Little Pen-y-Lan Barns will be granted a right of way over the access track for all purposes at all times. A schedule of condition of the track will be made at the point of completion and Kentchurch Estate and the owners of Little Pen-y-Lan Barns will be liable for the maintenance of the track as at the condition of the schedule on a 25:75 split basis. The owner of Little Pen-y-Lan Barns will be granted the right to upgrade the surface of the access track however the Kentchurch Estate will not be liable for any of the costs of the upgrade of this track. Once the track is upgraded then the Kentchurch Estate and the owners of Little Pen-y-Lan Barns will be liable for the maintenance of the track on a 20:80 split basis.

Purchasers should understand that rights of way to all lots may have a material affect on the purchase.

Restrictive Covenant

There will be a restrictive covenant imposed on the barns preventing their use as let holiday accommodation. The restriction will be in favour of the Kentchurch Estate.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Method of sale

For sale as a whole by private treaty.

Directions - HR2 OBH

From the centre of Pontrilas take the road signposted towards Orcop/ Garway Hill and proceed up the hill for about 1 mile and take the left-hand turn to Hill Farm. Past Hill Farm, continue on the track to the left and Pen-y-Lan barns are located at the bottom of the hill.

What3words

/// ///wishes.cello.minds
what3words gives every 3m x 3m square in the world a unique 3 word address. This one describes the precise entrance to the barns.

Health and Safety

Given the potential hazards of a farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

Viewing

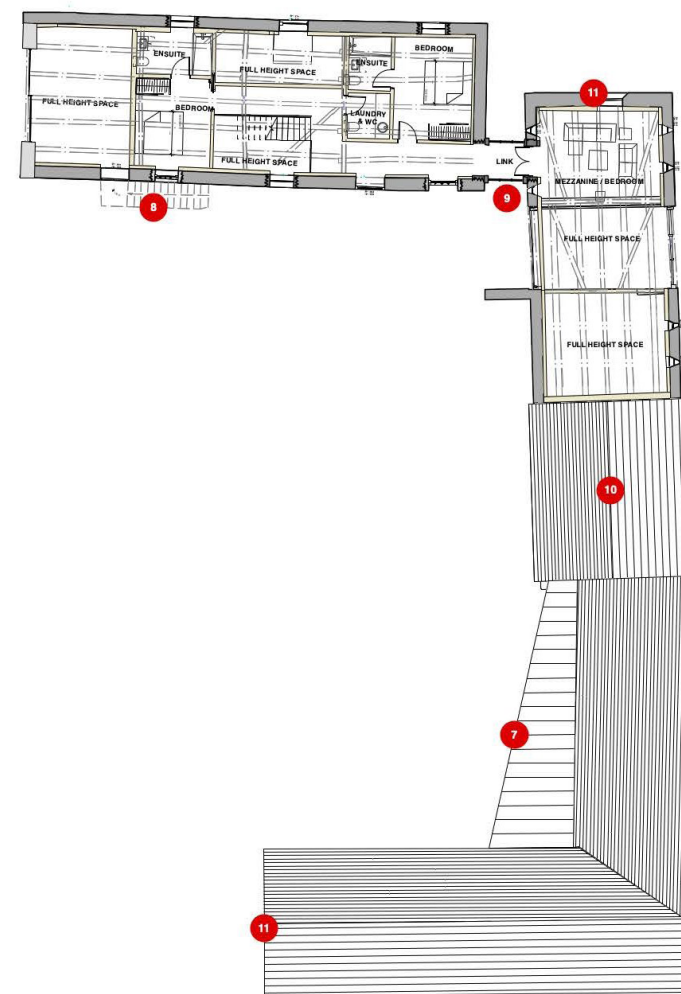
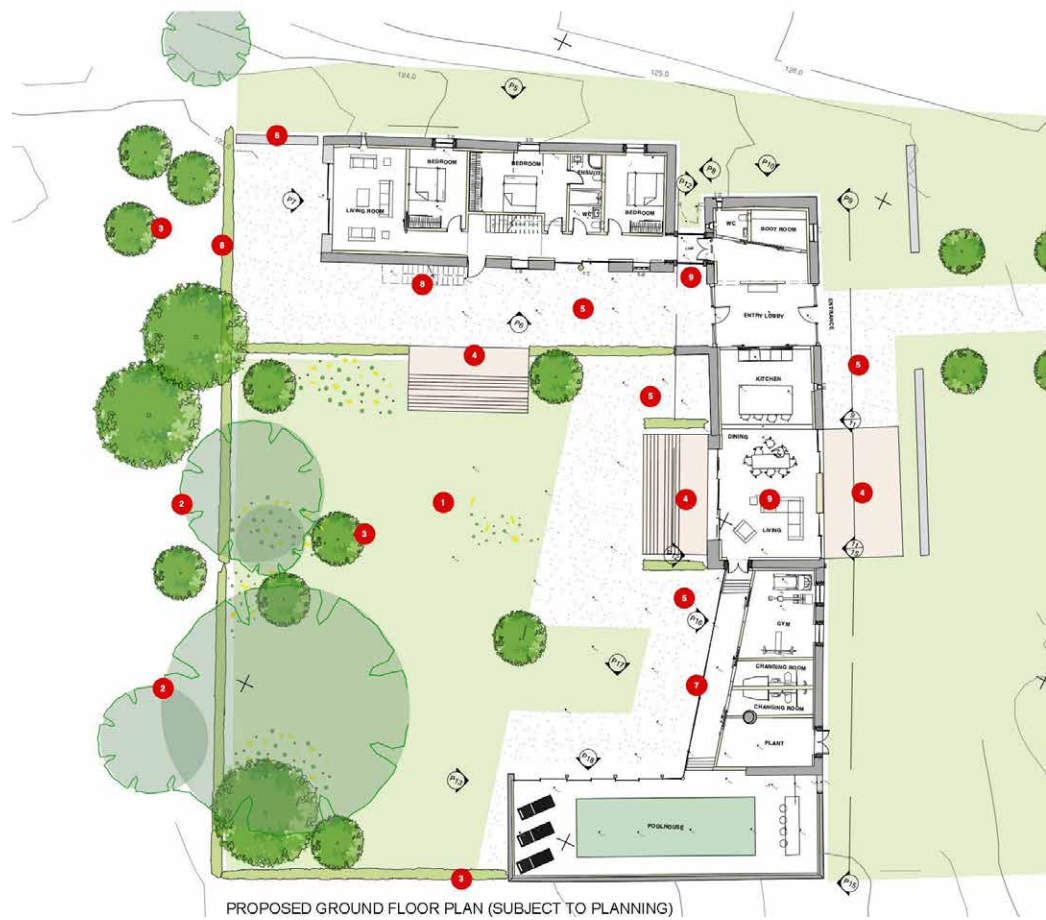
Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

Date of Information

Particulars prepared - April 2025
Photographs taken - April 2024/
April 2025

Disputes

Any disputes arising as to the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the Arbitration of the selling agents whose decision acting as experts shall be final. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or ownership thereof



PROPOSED FIRST FLOOR (SUBJECT TO PLANNING)

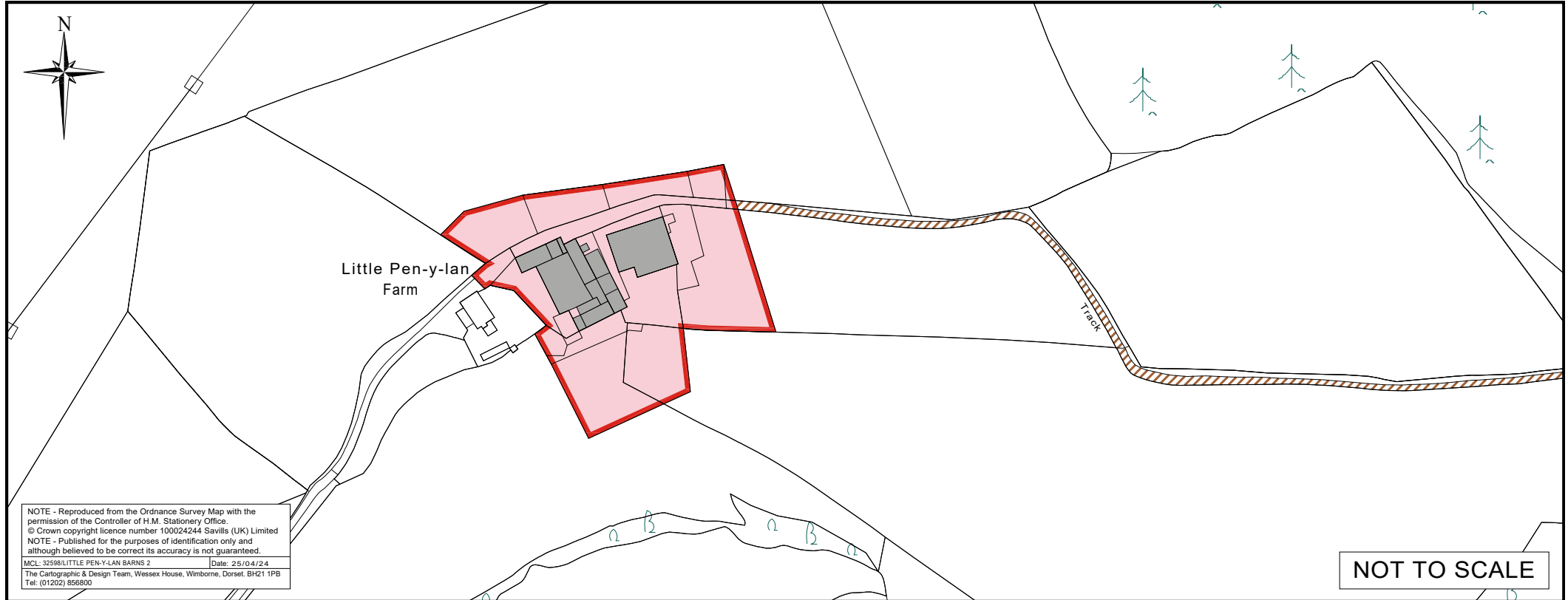
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For identification only. Not to scale. © 240503WC

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