



BARRY
Bufton

Estate Agent • Auctioneer • Valuer

**27 HIGH STREET, BROMYARD,
HEREFORDSHIRE HR7 4AA**

TEL: 01885 482171

In a south facing position on the Herefordshire/Worcestershire border with a large garden running down to treelined Sapey Brook. About 4 miles Bromyard and 11 Worcester.

A DEVELOPMENT OPPORTUNITY

HAVING DETAILED PLANNING PERMISSION

TO CONVERT A FORMER PUBLIC HOUSE

TO A LARGE RESIDENCE

OF ABOUT 4510 SQ FT

**THE WHEATSHEAF
WHITBOURNE
WORCESTER
WR6 5SF**



New uPVC Double Glazing, Ample Parking, Large Garden, In All Nearly Half An Acre

Offers Overs £300,000

website: www.barrybufton.co.uk

email: bb@barrybufton.co.uk



The Wheatsheaf, Whitbourne, WORCESTER WR6 5SF

THE WHEATSHEAF is a former public house on the outskirts of Whitbourne village which has a church, parish hall, shop and public house. It is in a south facing position amidst the beautiful rolling countryside of the Herefordshire/Worcestershire borders about 4 miles from Bromyard and 11 from Worcester.

Detailed planning has been obtained to convert this dilapidated building into a large residence of about 4510 sq ft. There is a large area to the rear off the by-road to Whitbourne village ideal for use as car parking and a garden. This area is bounded by the north by the treelined Sapey Brook. In all nearly half an acre.

N. B. The present owner has installed new uPVC frame double glazing to the windows and external doors.

THE PLANNING PERMISSION

A copy of the detailed planning permission, which was granted on 3rd August 2023, is attached.

FLOOR PLANS

Copies of the existing floor plan and the proposed floor plan are attached together with proposed elevations.

LOCATION PLAN

A copy of the location plan, with the area on offer outlined black, is attached.

N. B. A full set of plans etc. can be found on the Herefordshire Planning website – see application number on Planning Permission. For further advice on planning contact Herefordshire Council Planning Department on: 01432 260386.

THE PROPOSED FLOOR PLANS (measures are approximate)

Front door on the south of the building to an

ENCLOSED PORCH door to

HALL

KITCHEN/DINING ROOM (27'10" x 13'2")

UTILITY

LOUNGE (27'10" x 12'0" av.) Double doors to balcony, doors to inner hall, games room and passage.

GAMES ROOM (24'0" x 11'0")

OFFICE (15'6" x 14'2")

WC

INNER HALL Stairs down to lower ground floor and to first floor.

LOWER GROUND FLOOR

RECEPTION (24'0" x 10'2") with double doors, a side door to rear, access to stairs to inner hall,

door to

CELLAR (24'0" x 19'0" max. meas.)

Door from rear to

SECOND CELLAR (19'0" x 11'6")

GARDEN ROOM (24'0" x 9'6") Double doors to rear and opening to

INNER ROOM (24'0" x 11'6" max. meas.) with store cupboards off and stairs to ground floor.

FIRST FLOOR

SPACIOUS LANDING

BEDROOM 1 EN-SUITE (15'9" x 11'10")

BEDROOM 2 (13'9" x 11'6")

BEDROOM 3 EN-SUITE (16'0" x 12'2")

BEDROOM 4 (11'6" x 9'6")

BATHROOM

THE PROPOSED GARDEN AND PARKING AREA

This is to the rear of the building with a vehicular access off the by-road to Whitbourne village. This area runs down to the attractive treelined Sapey Brook. The whole extends to nearly half an acre.

SERVICES Mains electricity and water. Drainage to ?

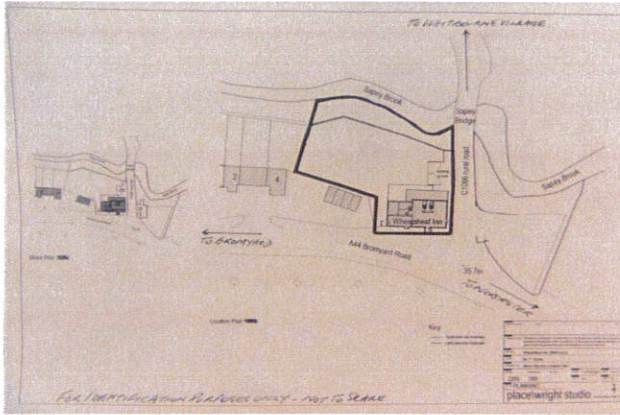
COUNCIL TAX BAND - To be assessed on completion of conversion.

DIRECTIONS

The property is approached off the A44 Bromyard to Worcester road to the by-road signed Whitbourne Village. Park on the tarmac area opposite the side of The Wheatsheaf on the by-road.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

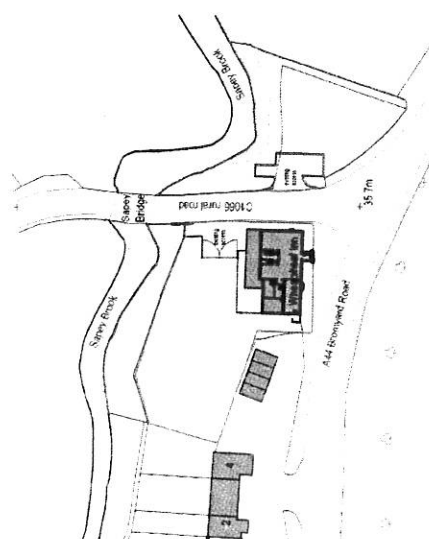
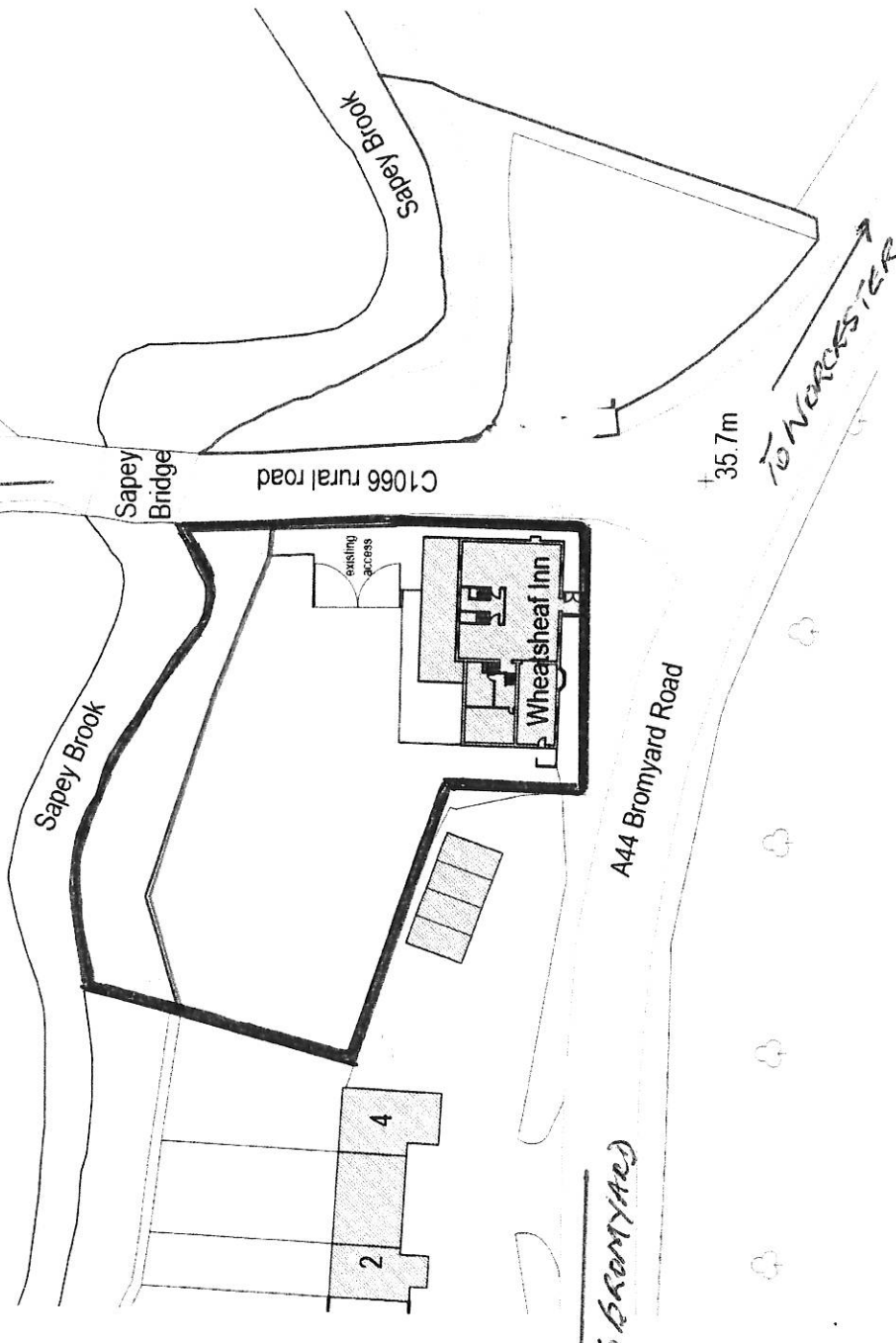


Ref. BB003329

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

TO WHITBOURNE VILLAGE



Block Plan

Location Plan

Key

- Application site boundary
- Land owned by Applicant

PROJECT	Wheatsheaf Inn, Whitbourne	
CLIENT	Mr P. Styles	
DRAWING TITLE	Block Plan and Location Plan	
DATE	2205	D05
SCALE	1:1250 (50m x 1cm)	
PROJECT NO.	417	
DATE	17/05/2017	
SCALE	1:1250 (50m x 1cm)	
PROJECT NO.	417	
DATE	17/05/2017	

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

PLANNING PERMISSION

Applicant:

Mr Peter Styles
63 Bromyard Road
Worcester
WR2 5BZ

Agent:

PlaceWright Studio
Placewright Ltd
85 Quarry Road
Dudley

Date of Application: 24 March 2023

Application No: 230658

Grid Ref:371784:256166

Proposed development:

SITE: Land at Wheatshaf Inn, Whitbourne, Herefordshire, WR6 5SF
DESCRIPTION: Proposed conversion of a former Public House into a single residential 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 three 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 strictly in accordance with the approved plans (drawing nos. 1 rev A; 2 rev A; 3 rev A; 4 rev A; 5 rev A; 8 rev A; 9 rev A; 10 rev A; 11 rev A; 12 rev A; 2205 D05; 2205 D20 rev A; 2205 D30; 2205 D00; Marketing report and the application form), 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 and to comply with Policies SS1, SS2, SS4, SS6, RA2, RA3, RA5, SC1, MT1, LD1 and SD1 of the Herefordshire Local Plan – Core Strategy, Policy LU4 of the Whitbourne Neighbourhood Development Plan and the National Planning Policy Framework.

3 No external lighting shall be provided other than the maximum of one external LED down-lighter above or beside each external door (and below eaves height) with a Corrected Colour Temperature not exceeding 2700K and brightness under 500 lumens. Every such light shall be directed downwards with a 0 degree tilt angle and 0% upward light ratio and shall be controlled by means of a PIR sensor with a maximum over-run time of 1 minute. The Lighting shall be maintained thereafter in accordance with these details.

Reason: To ensure that all species and local intrinsically dark landscape are protected

having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (the 'Habitats Regulations'), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3.; and the council's declared Climate Change and Ecological Emergency

4 Prior to the occupation of development a scheme for the provision of storage, prior to disposal, of refuse for the dwelling hereby permitted shall be submitted to and be approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of amenity and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

5 Prior to the occupation 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 occupation of any of the use hereby permitted.

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

6 Prior to first use of any part of the development works approved under this planning decision notice, evidence of the suitably placed installation on the approved building, or on other land under the applicant's control, of a minimum total of FOUR bat roosting and FOUR bird nesting boxes (mixed types, including provision for House Sparrows) should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure Biodiversity Net Gain as well as species and habitats enhancement having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (the 'Habitats Regulations'), Wildlife and Countryside Act 1981., National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3.

Informatives:

1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2 The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for special "protected species" such as all Bat species (roosts whether bats are present or not), Badgers, Great Crested Newts,

Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained.

Planning Services
PO Box 4
Hereford
HR4 0XH

Date: 3 August 2023



ANDREW BANKS
DEVELOPMENT MANAGER

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.

The applicant is advised that additional Council Tax payments may be sought in the event that the Valuation Office, who routinely monitor decision notices, consider any part of the development hereby permitted to be self-contained. This assessment is particularly likely to be the case in respect of flats, basement conversions, granny annexes, studio rooms and log cabins and/or where the additional accommodation contains its own kitchen, bathroom and bedroom. Further information can be found on the Council's website at <https://www.herefordshire.gov.uk/search?q=annexes>

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 6 months of the date of this notice, or 12 weeks if the scheme is for that of "household" development using a form which you can get from The Planning Inspectorate, 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 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.

Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of

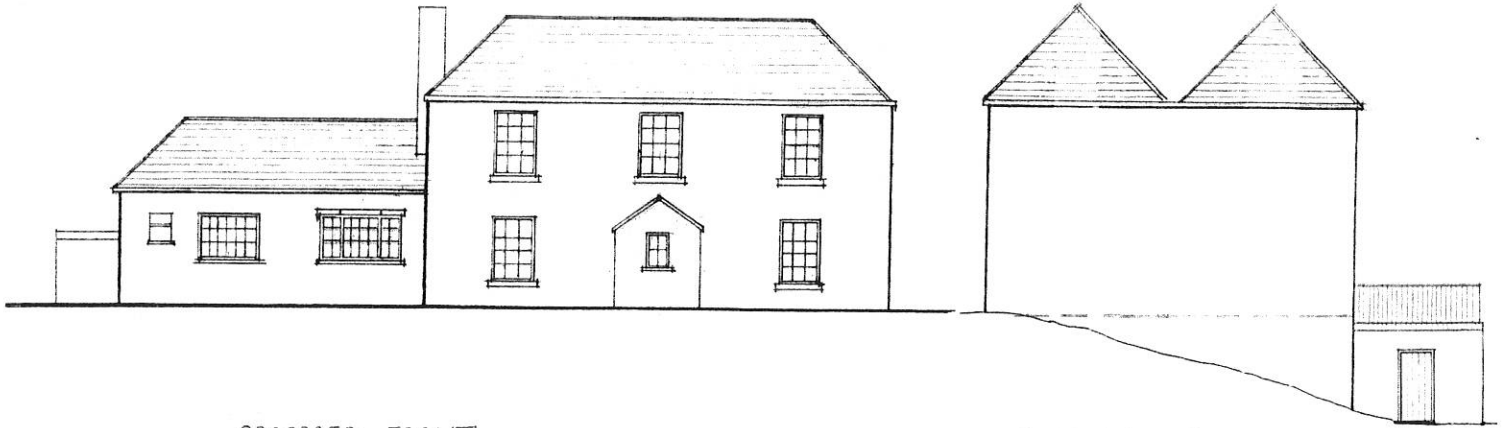
the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial Review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

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.



PROPOSED FRONT. SCALE 1:100

PROPOSED SIDE. SCALE 1:100



THE WHEATSHEAF INN.
WHITBOURNE.

AUG. 2022 DRW N° 8
Revision A



PROPOSED SIDE. SCALE 1:100.

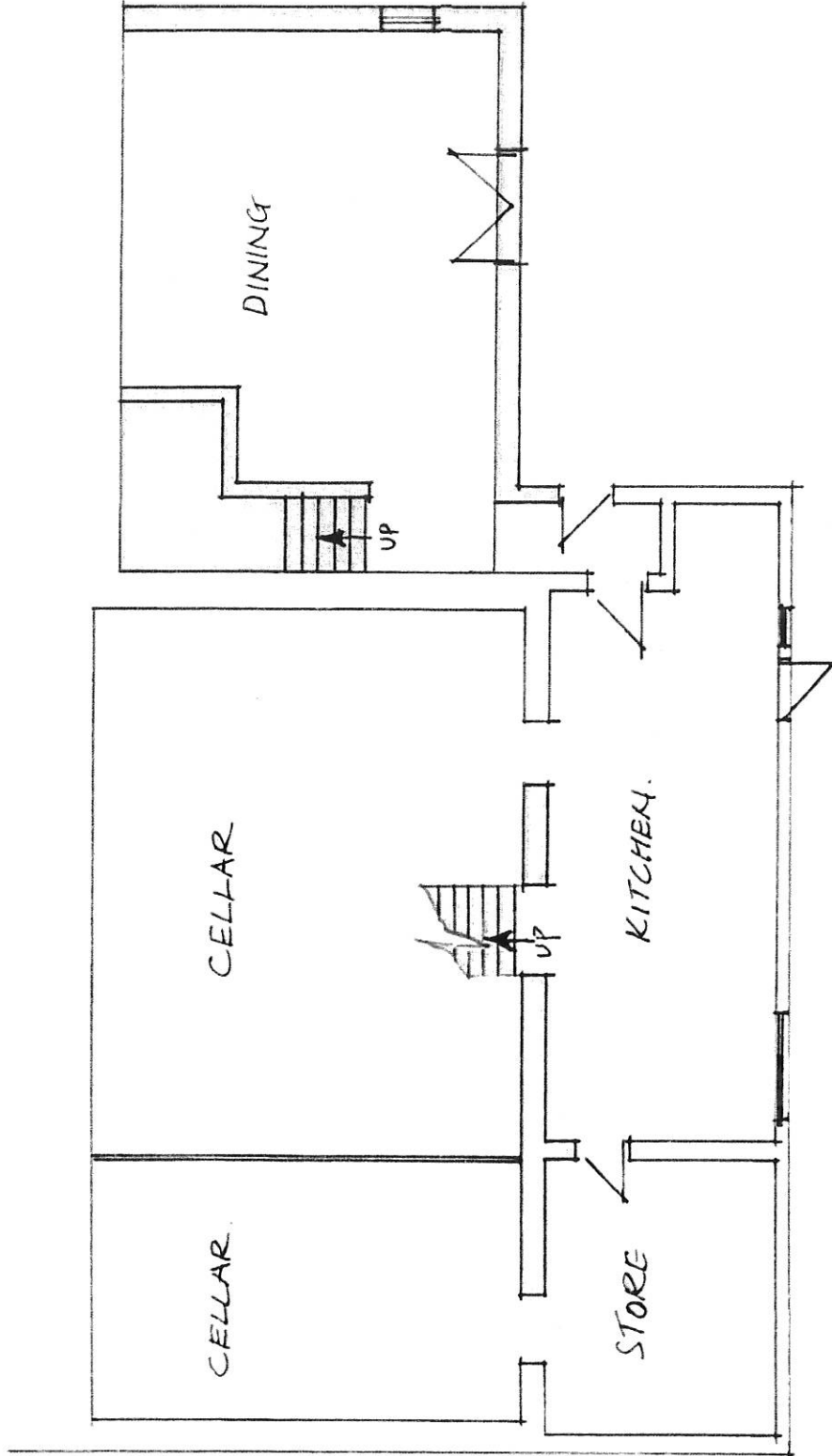
PROPOSED REAR. SCALE 1:100.

RENDER



THE WHEATSHEAF INN.
WHITBOURNE.

AUG. 2022 DRW N° 9
Revision A



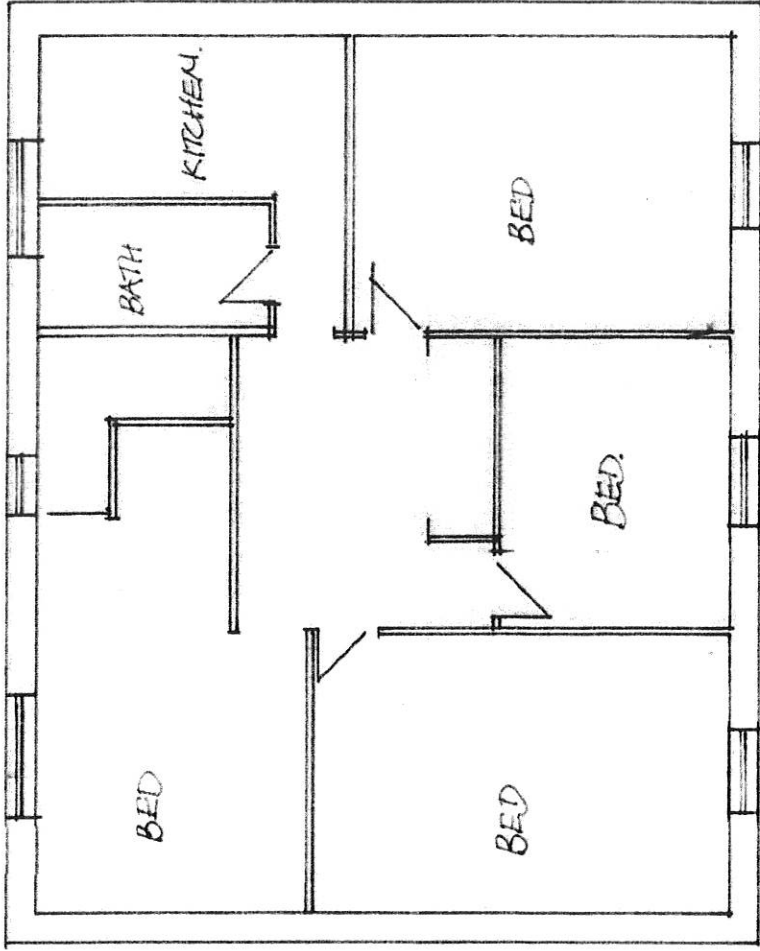
EXISTING LOWER GROUND SCALE 1:100



THE WHEATSHEAF INN,
WHITBOURNE

AUG 2022 DRW N°: 3

Revision A



EXISTING FIRST FLOOR.

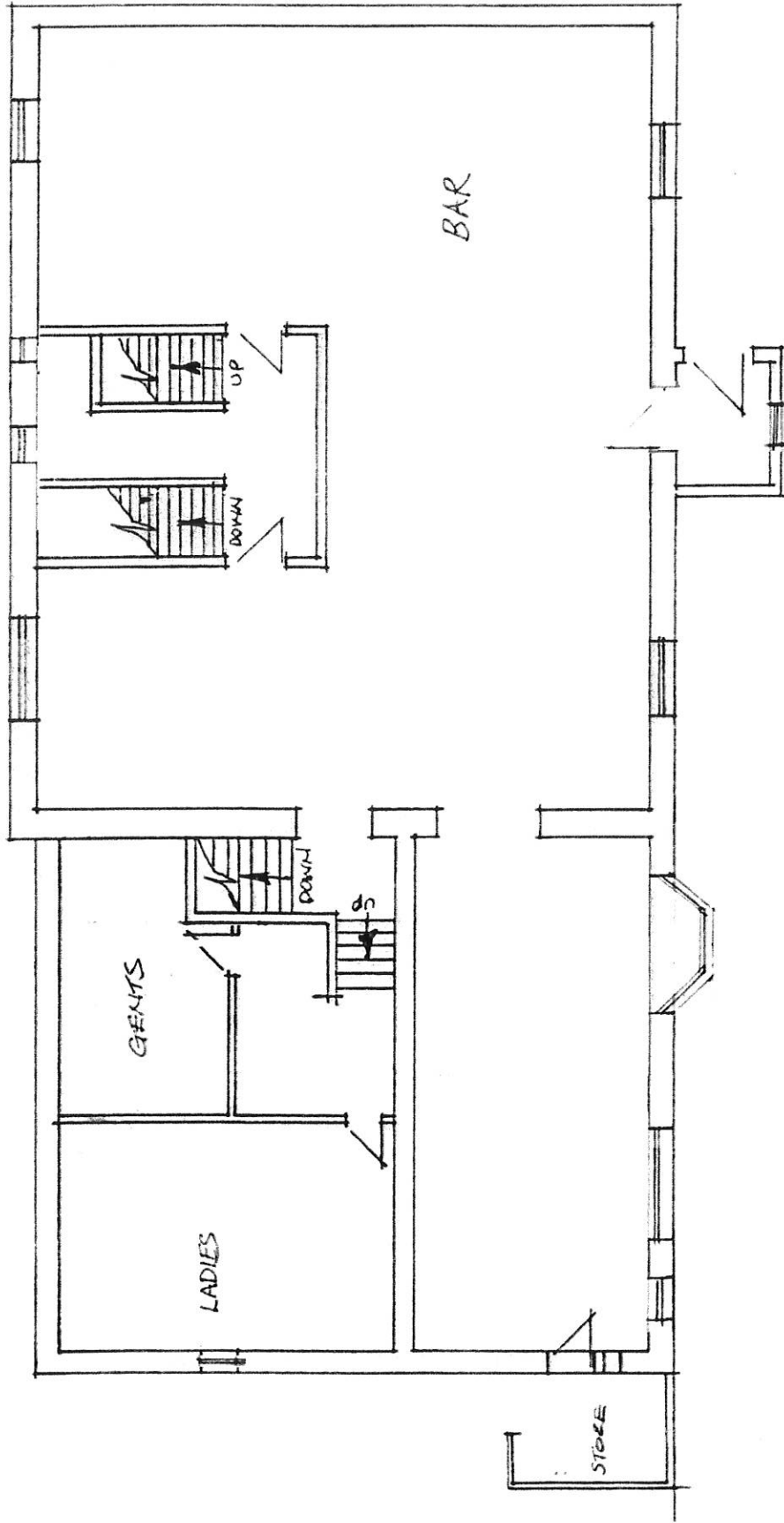
SCALE 1:100.



THE WHEATSHEAF INN.
WHITBOURNE.

DEC 2018 DRWG N° 5

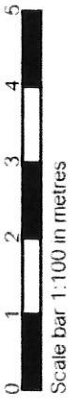
Revision A

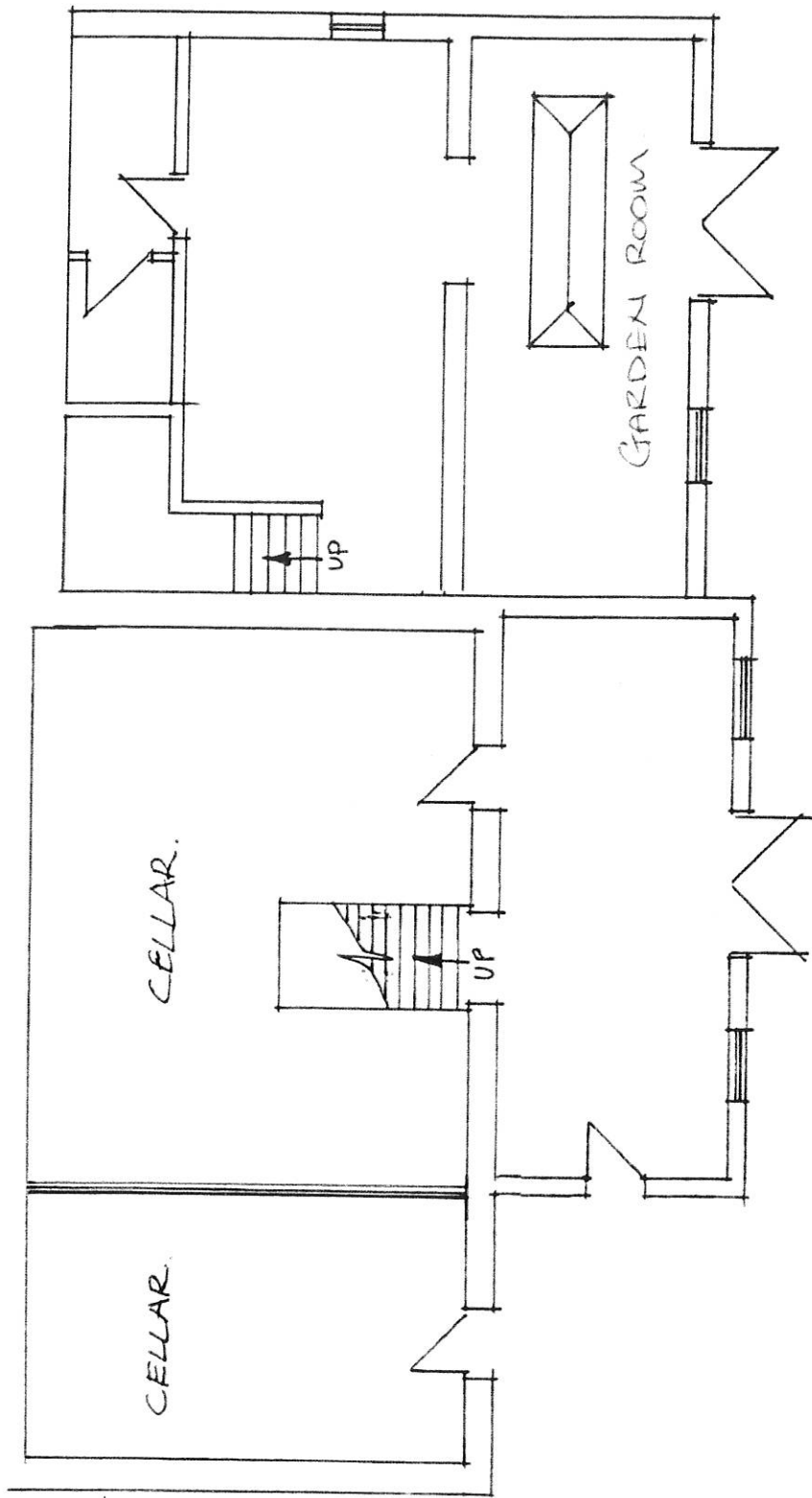


EXISTING GROUND FLOOR.

THE WHEATSHEAF INN
WHITBOURNE

AUG 2022 DRW N°4
Revision A

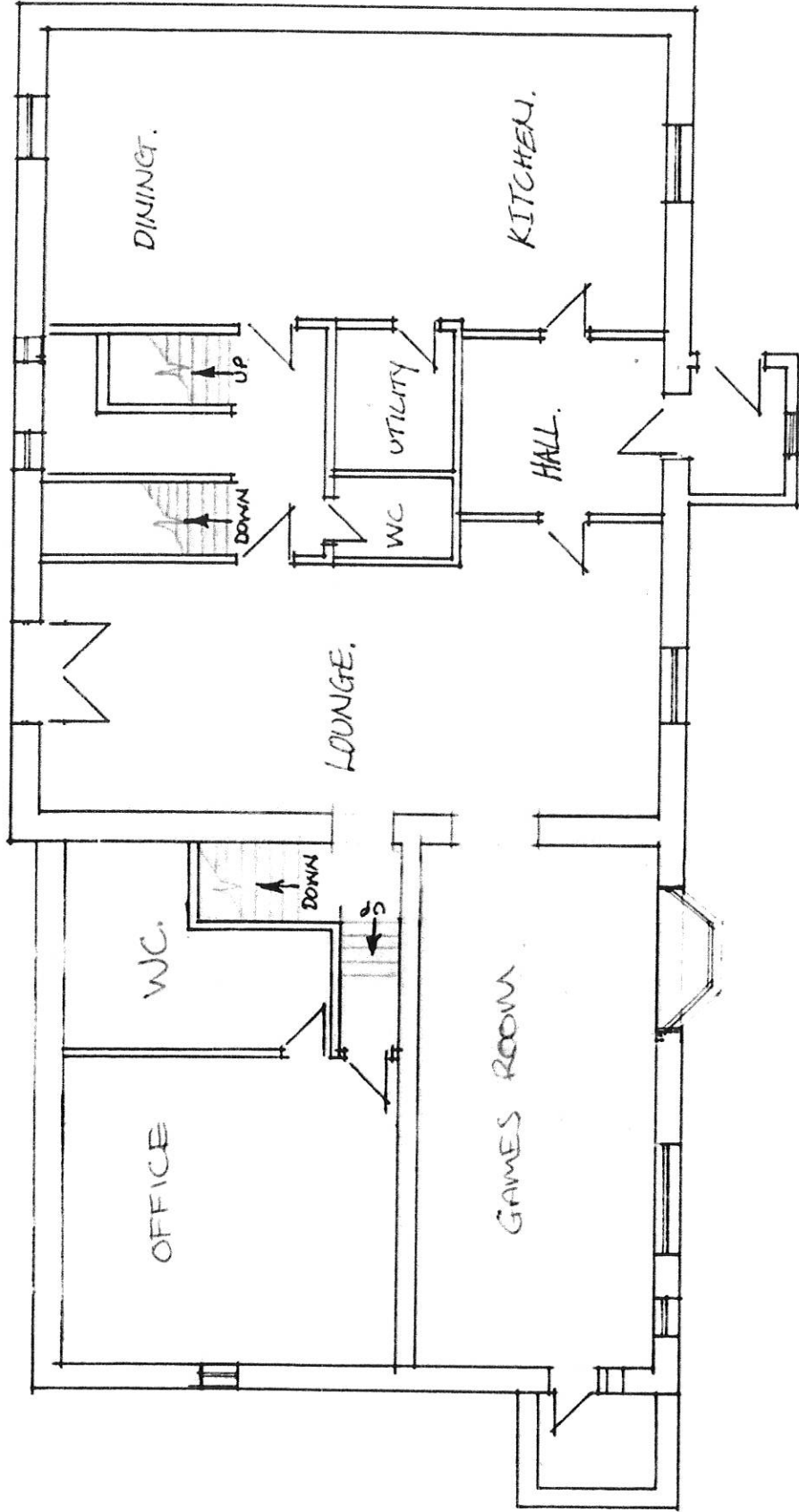




PROPOSED LOWER GROUND FLOOR. SCALE 1:100



THE WHEATSHEAF INN.
 WHITBOURNE
 AUG 2022 DRW N°12
 Revision A

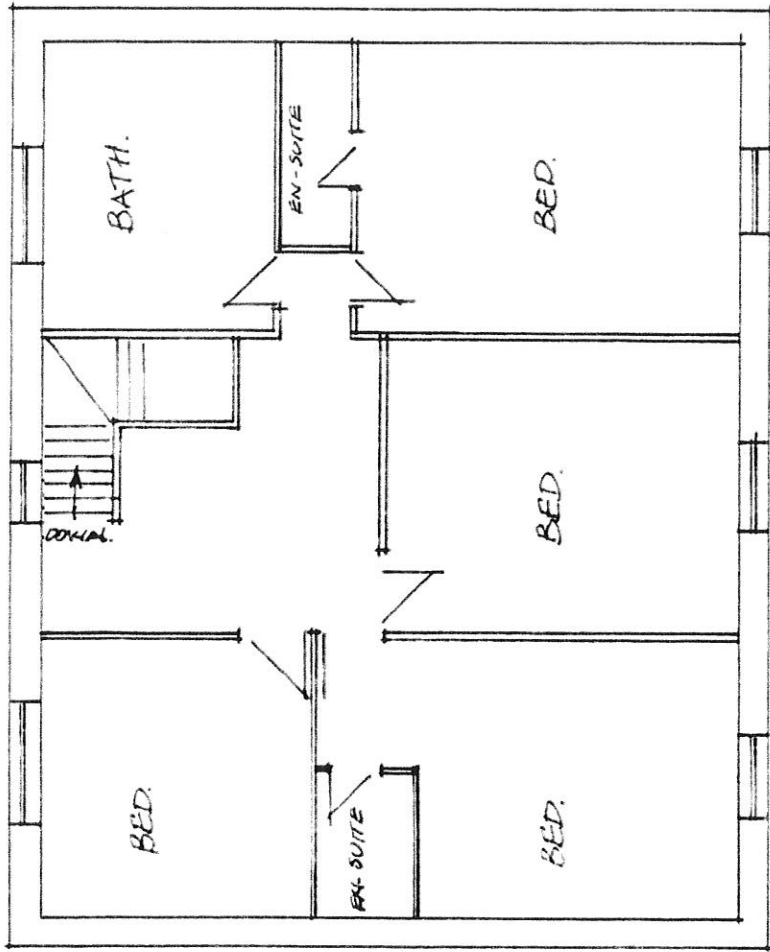


PROPOSED GROUND FLOOR. SCALE 1:100.



THE WHEATSHEAF INN.
WHITBOURNE.

AUG 2022 DRW N° 11
Revision A



PROPOSED FIRST FLOOR SCALE 1:100



THE WHEATSHEAF INN,
WHITBOURNE.

AUG 2022 DRAW N° 10
Revision A