



THE BARN, BACK OF BEYOND, GARWAY HEREFORDSHIRE

Barn with Planning Permission for Single Storey Dwelling with Rural Views

SITUATION

Orcop 1.5 miles, Garway & St Weonards 3.5 miles, Monmouth 10 miles, Hereford 12.5 miles, Ross-on-Wye 13.5 miles, Abergavenny 18.5 miles, Newport 34.5 miles, Cardiff 46 miles, Bristol 56 miles.

Road Links: M50 (Jct 3) 13.5 miles.

Trains: Hereford. Newport (fast train London)

International Airports: Bristol & Cardiff 62 miles, Birmingham Airport 79 miles.

THE BARN is situated in semi-rural location of Garway Hill set back off a rural lane with far reaching views across the Herefordshire countryside. The property benefits from excellent communications links with the M4, M50, M42 & M40 motorways all within easy reach providing access to the Midlands, London and the South, making the property an ideal equestrian & holiday business location.

EDUCATION There is an excellent range selection of private schools in the area including Haberdashers Monmouth, Hereford Cathedral School, Howells at Cardiff, Kings Gloucester and Cheltenham College. For independent schools see www.isc.co.uk and for state school information see www.mylocalschool.wales.co.uk.

LOCAL , SPORTING & RECREATIONAL. The village of St. Weonards offers a good range of services including a Post Office, village shop, primary school and a church with more comprehensive shopping, cultural and education facilities found in Monmouth, Hereford, Newport and Cardiff. Good walking and cycling opportunities abound from the property with excellent outriding. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester.

THE BARN

The Barn is a substantial barn of steel frame construction with concrete block, sitting in about 0.4 acres of garden. The barn will benefit from its own private drive into yard with parking for several vehicles.

Full planning for a 4-bedroom contemporary style detached dwelling with views across the South Herefordshire Countryside. The property will have four bedroom, three bathrooms, kitchen, sitting room, living/dining room with glass doors leading out on to a terrace. There will be garden area to the front and rear with parking and portacabin and log cabin ideal for storage, located to the side of the property.

- Full planning for 4 bedroom single dwelling.
- Open plan Sitting/Dining room.
- Kitchen, Utility & Boot Room
- Three Bathrooms
- Terrace.
- Portacabin, Log Cabin.
- Garden & Grounds to about 0.4 acres.



PLANNING NOTICE

Planning number is 223156.

Proposed conversion of agricultural building to a single dwelling with associated access, curtilage and external works.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
- Code CV, SH, EQ, FL

LOCAL AUTHORITY: Herefordshire Council 01432 266660

COUNCIL TAX: N/A

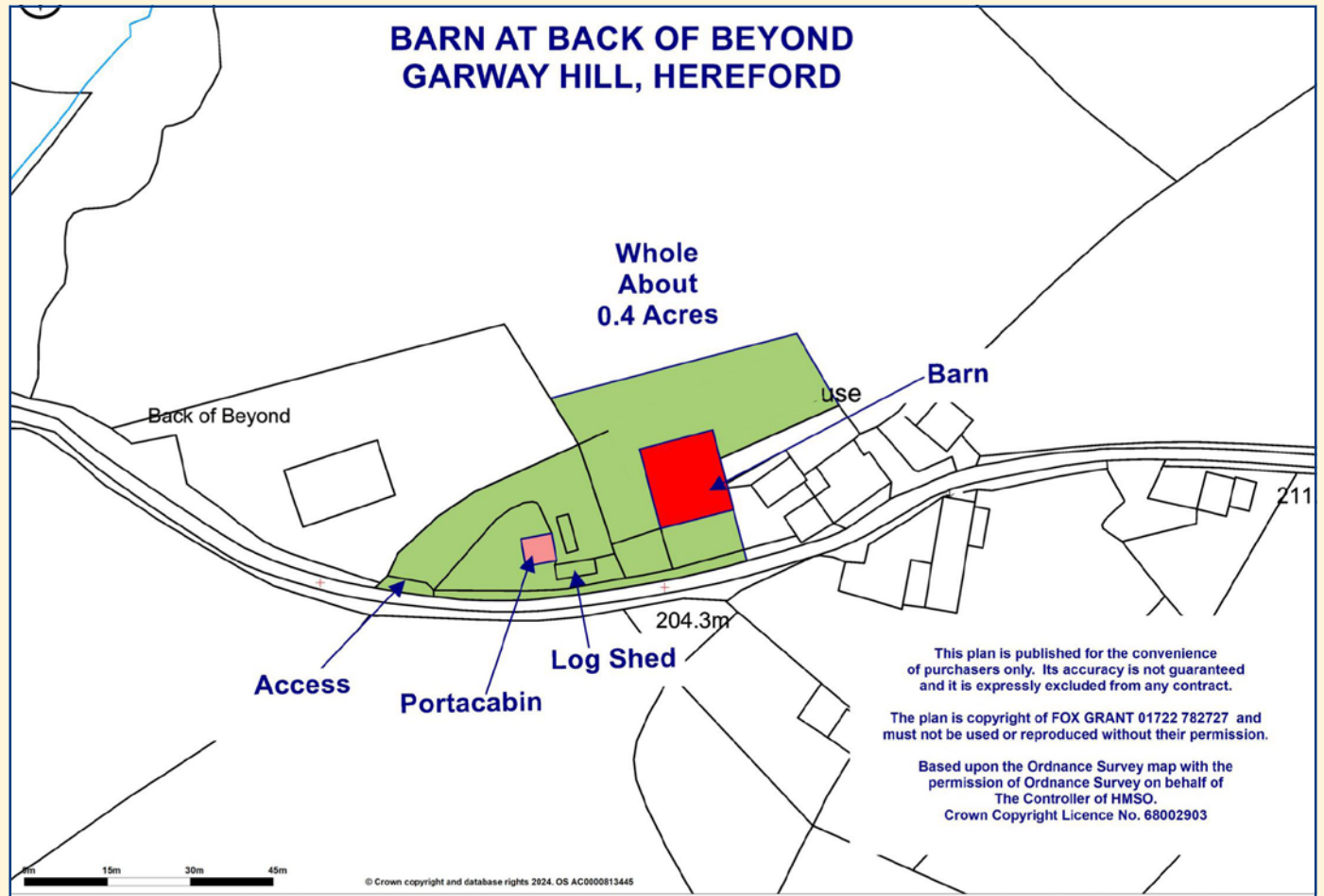
SERVICES: Water and electric are nearby in the road, and it will be the responsibility of the purchaser to liaise with Welsh Water and National Grid re connection.

The owners have carried out bat survey.

IMPORTANT NOTICE: It will be the responsibility of the purchaser to erect stock proof fence within 4 weeks of completion of sale, to the front garden.

FIXTURES & FITTINGS: Unless mentioned specifically by separate negotiation.

TENURE: Freehold with vacant possession



VIEWINGS

All viewings strictly by appointment through the agents due to loose dogs. call on **01432 367802**. For further information or to book a viewing please contact **Liz Langford** or email **liz@foxgrant.com**



foxgrant.com



Liz Langford



William Grant

Fox Grant

**BARN AT
BACK OF BEYOND
HR2 8RR**

DIRECTIONS

Postcode: **BA12 0NS**

From Hereford proceed out on the A449 for Ross-on-Wye taking right turn after about 5 miles on to A446 for Wormelw/Monmouth. Proceed through the village of Wormelw into the village of St Weonards, just before village stores turn right. Proceed along this road for 1 mile taking the second right, signposted Garway. Continue along this road for about 2 miles and the entrance will be situated on the left-hand side.

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

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& LEISURE