



Barn & Land at Hendre Lane, Peterstow, HR9 6AX



**Sunderlands**  
Residential Rural Commercial



**Building with Class Q Consent  
And Land at  
Hendre Lane  
Peterstow  
HR9 6AX**

**About 30.22 Acres**

**As a Whole or in Three Lots**

**Lot 1: Building with Class Q**

**Lot 2: About 4.88 Acres**

**Lot 3: About 24.83 Acres**

For Sale by Informal Tender  
Tenders to be received by

12 noon on Friday 16<sup>th</sup> August 2024

**Guide Prices:**

**Lot 1 & 2 £400,000**

**Lot 3 Over £400,000**

**Hereford Office  
01432 356161  
Ref. PDK/TMB**

**Location:**

The property is located in south Herefordshire along a country lane but within 250 metres of the A4137. The A40 that connects to the M50 and leads to South Wales is three miles distance. The city of Hereford is about 13 miles to the north and the market town of Ross on Wye five miles to the east. A location plan appears in these details.

What3words: overlooks.leads.tabs

**Description:**

The property offers a very rare opportunity to convert a rural property into an individual bespoke luxury dwelling in the open countryside yet easily accessible to a wide road network that leads both to the Midlands and south Wales. The buyer also has the ability to purchase the property with a choice of land sizes. Please note that Lot 2 will not be sold individually.

Lot 1 is a modern portal frame general purpose farm building that was erected in about 2006. Prior approval (Class Q) for its change of use to one large dwelling house was granted on 30 May 2024. The five bay building is approximately 312m<sup>2</sup> and enclosed on three sides with part block part Yorkshire boarding to the walls. Full details of the PDR consent can be found on the Herefordshire Council planning application website reference 240967/PA4.

Lot 2 is about 4.88 acres of nearly flat agricultural land that adjoins Lot 1 to the west and could create a convenient paddock or other ancillary use connected to the building subject to any necessary consents. At present Lot 2 forms part of the larger field that forms Lot 3.

Lot 3 is an excellent nearly flat block of land in two fields. It is shown as being Grade 2 land in the Land Classification series with Soilscapes describing the land type as being freely draining slightly acid loamy soils.

**Agents Notes:**

The buyer of Lot 1 will be required to erect within three months of purchase and then maintain in perpetuity a stock and pet proof fence against Lot 2 or Lot 3 depending on how the property is divided.

Lot 1, and Lot 2 if sold with Lot 1, will have a right of way through the existing field entrance to the boundary of Lot 1 subject to sharing in the maintenance of the access to a standard as required by the local authority.

The purchaser of Lot 3 is not to obstruct the access shared with Lot 1 (and so may have to erect a gate or cattle grid set back from the road if Lot 3 is to be grazed).

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

**RPA Schemes:**

We understand that the field has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved to the vendor.

**Services:**

There are no mains services connected. Mains water is believed to be in the highway to the east near Hendre View Cottage but buyers should make their own enquiries.

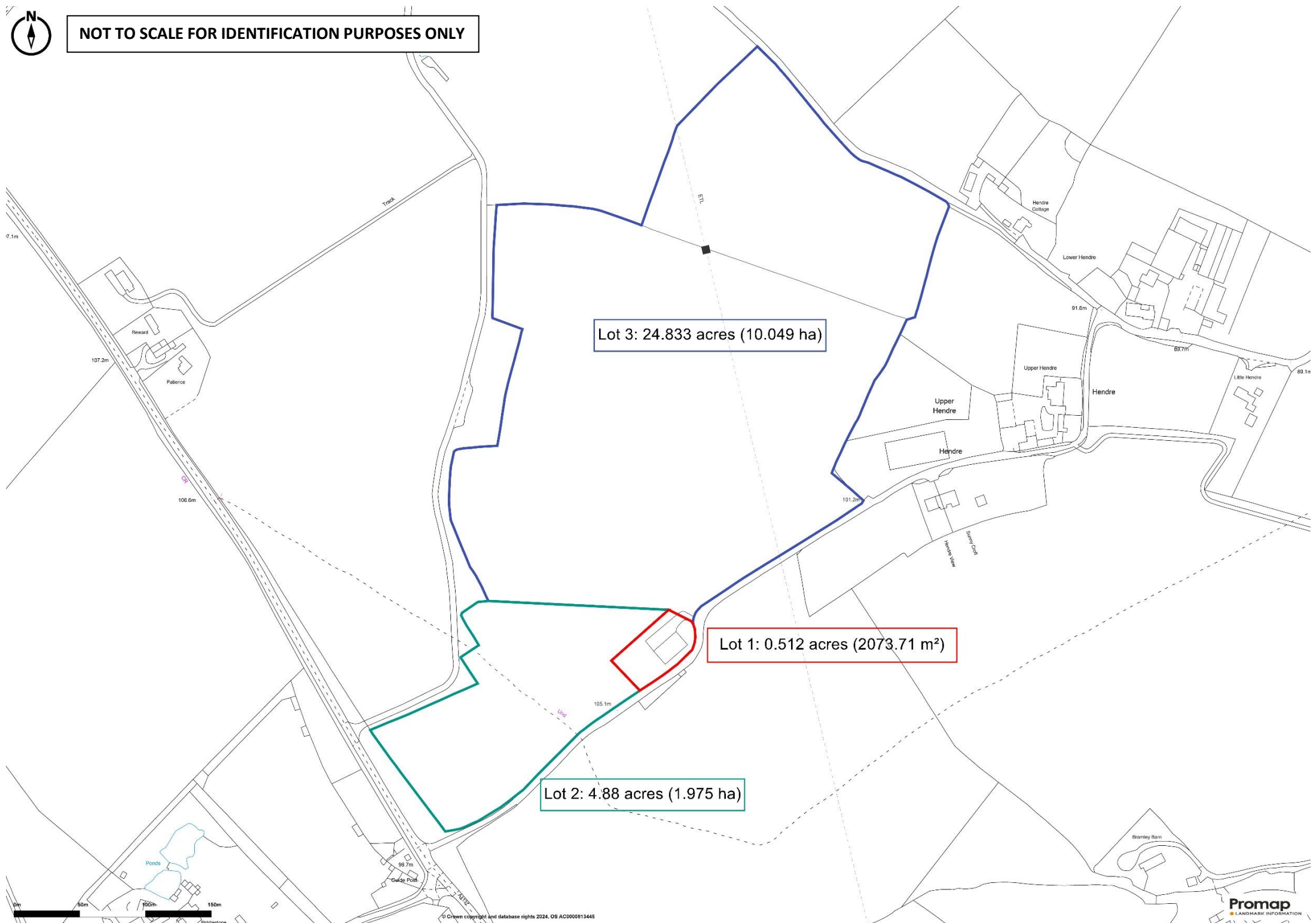
**Wayleaves, Easements & Rights of Way:**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. There is a high voltage power line.

There will be reserved rights for the owner of Lot 1 to lay future utilities, drainage and media across Lot 2 and 3.



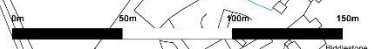
NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



Lot 3: 24.833 acres (10.049 ha)

Lot 1: 0.512 acres (2073.71 m<sup>2</sup>)

Lot 2: 4.88 acres (1.975 ha)





### Local Authority & Public Utilities:

**Herefordshire Council**, Plough Lane, Hereford, HR4 0LE. 01432 260000

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, , CF46 6LY 0800 052 0145

**National Grid**, Toll End Road, Tipton, DY4 0HH 0800 678 3105

### Tenure:

We understand that the property is Freehold with vacant possession on completion.

### Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

### Mode of Sale:

The property is being offered for sale as a whole by **Informal Tender**. Tenders are to be delivered to the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by **Friday 16<sup>th</sup> August 2024 at 12 noon**. Envelopes must be marked "Tender at Hendre Lane FAO Peter Kirby".

The Vendor will then confirm which (if any) proposed offer is acceptable and the Solicitors will then be instructed to action an early exchange of Contracts with completion either simultaneously or as otherwise agreed between the parties.

### Money Laundering:

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

### Viewing:

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective

Purchasers are asked to respect the land and close gates.

Further details relating to the sale can be obtained from Peter Kirby 07967 817274 or Tara Boulton 07824 552830.

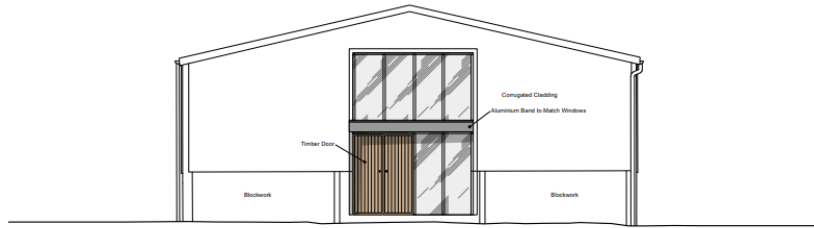
### Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

### Important Notice:

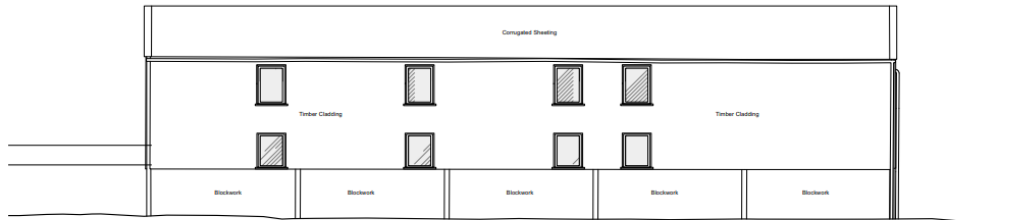
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.





Elevation 2

02 | PROPOSED NORTH ELEVATION  
1:100 @ A1



Datum 104.000m

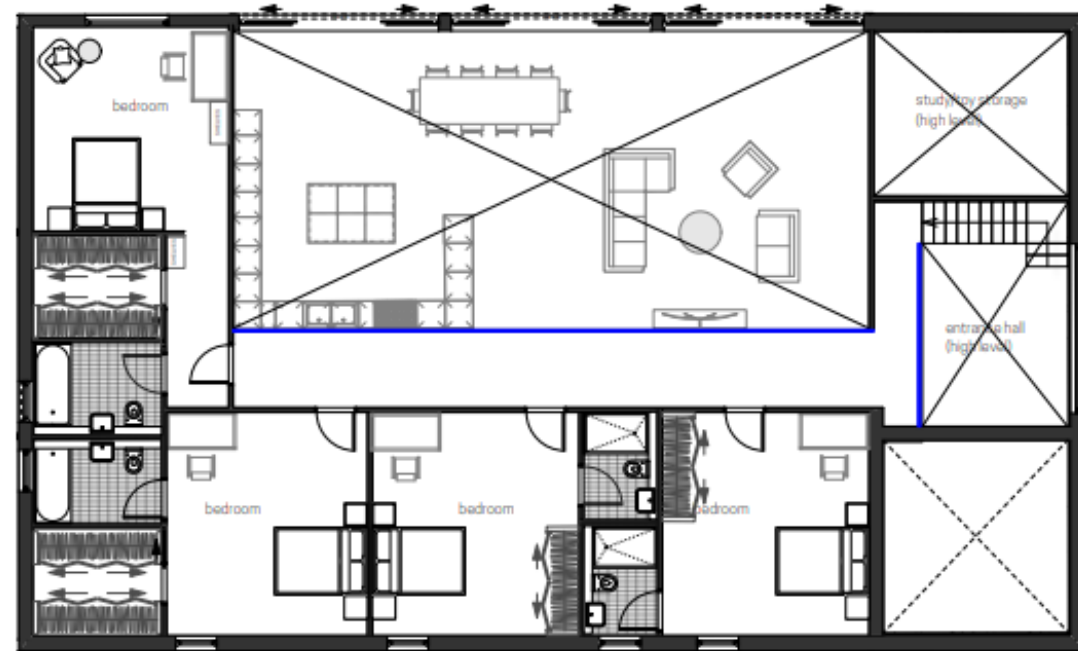
Elevation 3

03 | PROPOSED EAST ELEVATION  
1:100 @ A1

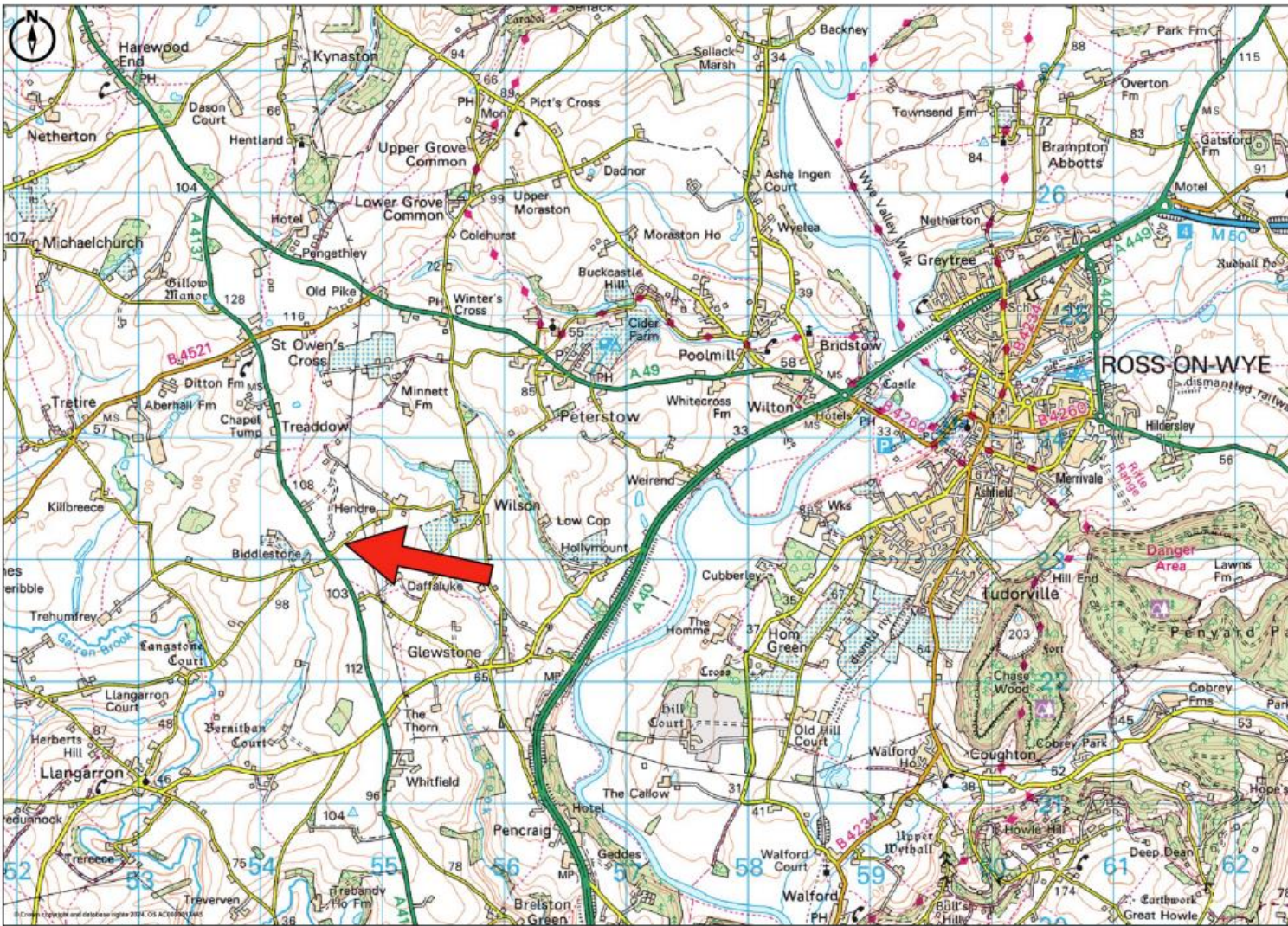


Elevation 4

04 | PROPOSED SOUTH ELEVATION  
1:100 @ A1







## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member 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.