

Proposed Plans and Elevations
Proposed barn development at Lower Jury Farm

Top Barn, Wormbridge, Herefordshire, HR2 9EE



**TOP BARN
WORMBRIDGE
HEREFORDSHIRE
HR2 9EE**

Summary of features

- Barn with consent for 3 bedroomed detached dwelling
- Set in 7.93 acres of land
- Small lake fed by nearby brook
- Private Driveway
- Rural setting with views over surrounding countryside

Guide Price £350,000

Hereford 10 miles | Hay-on-Wye 16 miles

Ross-on-Wye 18.1 miles

Leominster 25 miles | London 147 miles

Situation:

Top Barn is situated close to the villages of Wormbridge and Ewyas Harold. Ewyas Harold has a Pub, Doctors, Primary School and a Village Shop.

The barn is set back off the main farm drive overlooking the surrounding land and rolling hills surrounding.

Description:

Top Barn presents a rare and exciting opportunity to purchase a detached barn with Class Q prior approval for change of use to a 3 bedroomed residential dwelling.

The barn is set in 7.93 acres of land with lake and benefits from a private driveway off the main farm drive.





Proposed Accommodation:

Top Barn is a detached timber framed, part timber clad part brick barn with Class Q prior approval for change of use to a detached two storey 3 bedroomed residential dwelling set in 7.93 acres of land.

The proposed accommodation is over two storeys with the ground floor comprising open plan kitchen /dining room with separate utility room, boot room and shower room. The hallway leads to the sitting room and hallway to a separate office/snug and master bedroom with ensuite. The first floor comprises two further bedrooms and family bathroom.

Outside:

The property benefits from a proposed new private driveway off the farm drive. The property is set in 7.93 acres of grassland with a small lake.

Services:

No services are currently connected The Vendor is in the process of creating a new mains water supply to the building. Electric supplies are nearby. Necessary rights have been reserved over the adjoining properties.

Planning:

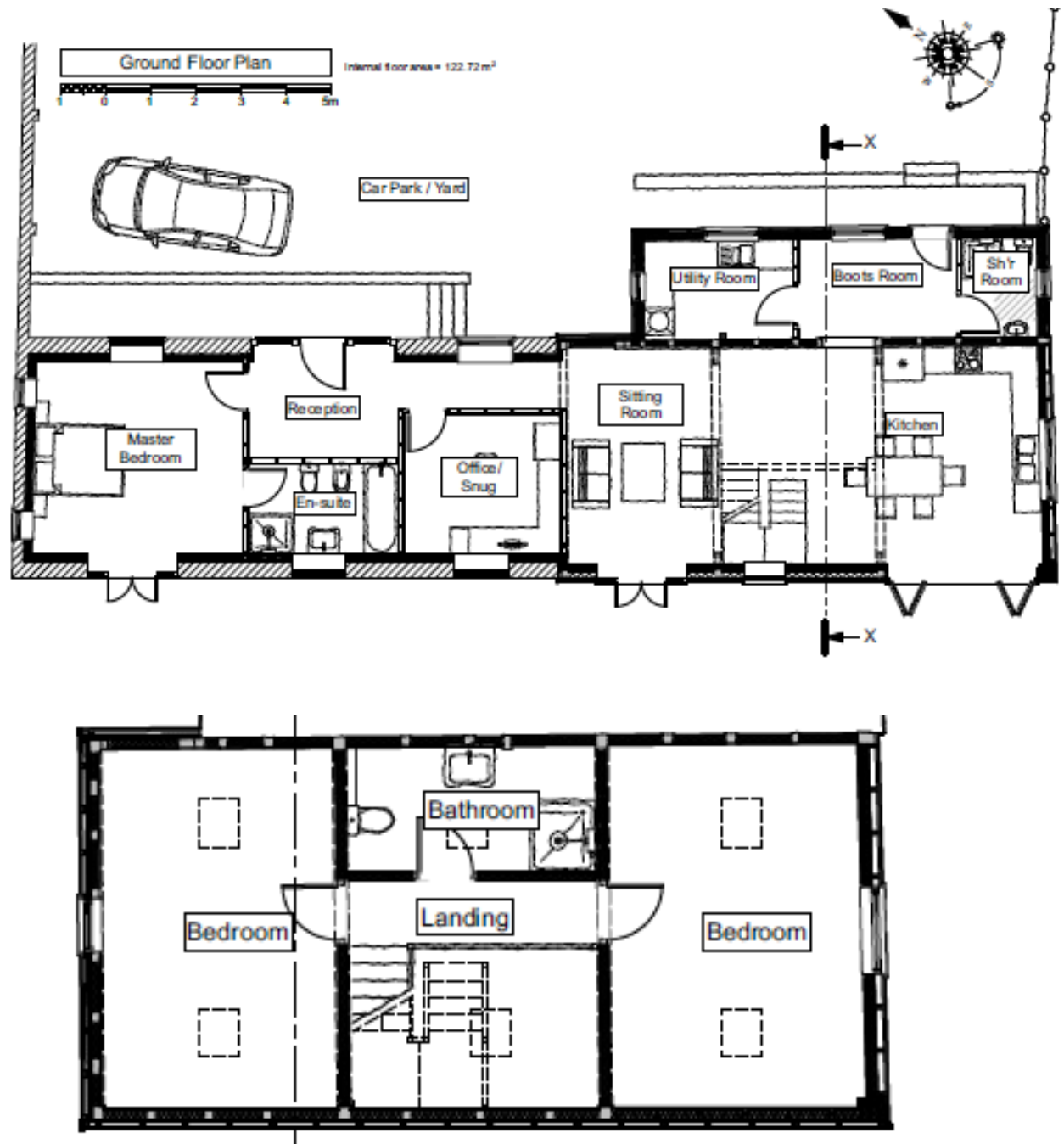
Planning consent for the Class Q Prior Approval can be found using the reference number P233043/PA4.

The access road planning has been submitted as per the plan on the page opposite using reference P240377/F.

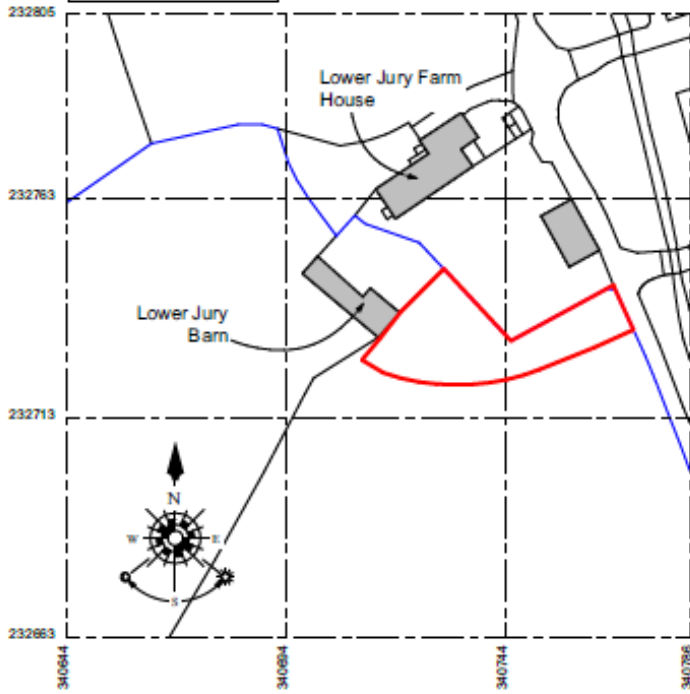
Planning documents and scaled plans are available via the Herefordshire Council Website.

Poultry Building Restrictive Covenant:

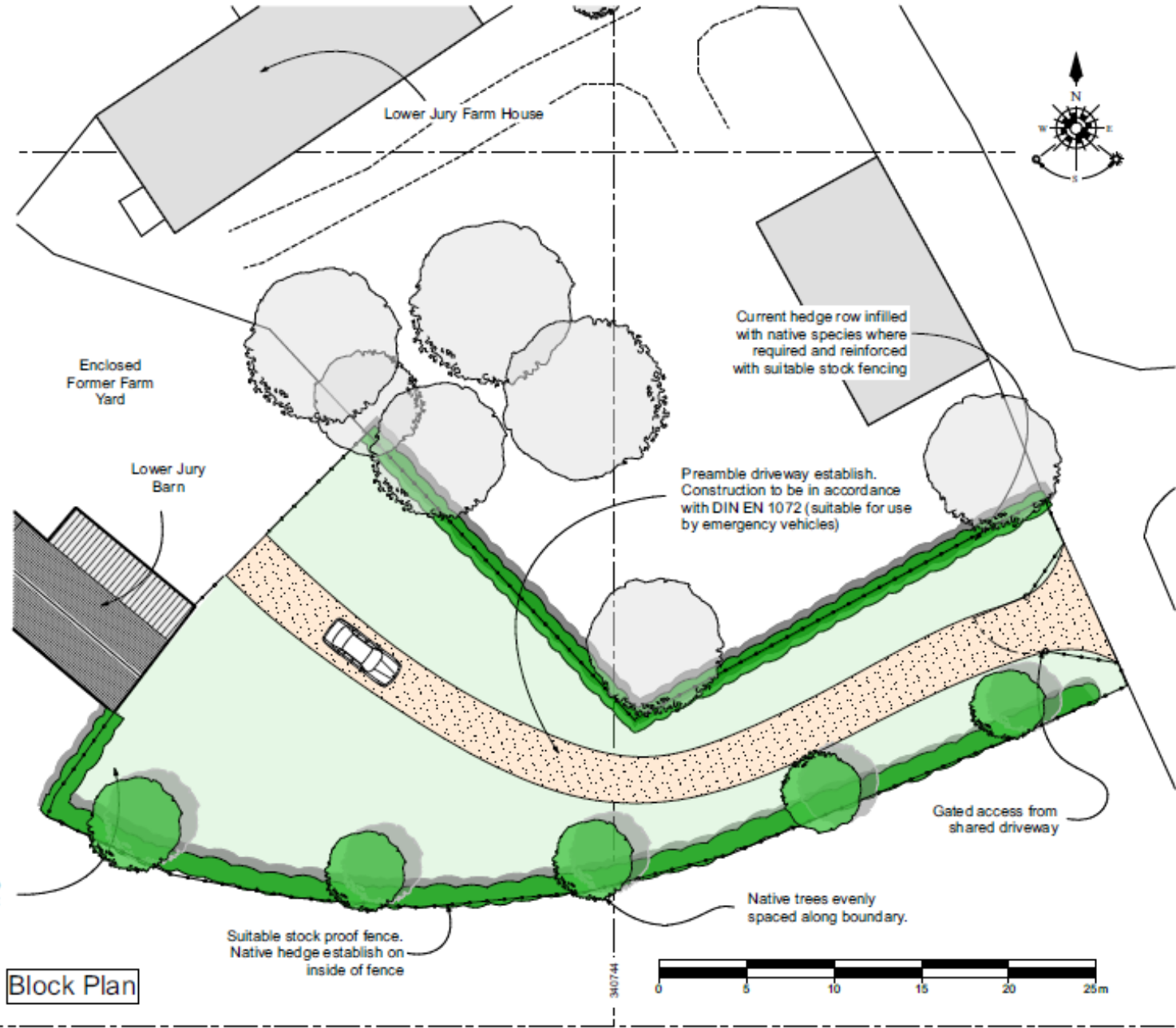
The poultry buildings to the north of the farmhouse are subject to a restrictive covenant preventing the use for pigs or poultry.



Location Plan



Produced on 25 June 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 340644 232663, 340786 232663, 340786 232805, 340644 232805, 340644 232663
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Block Plan



Proposed Access Driveway Lower Jury Farm

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All dimensions are in mm unless otherwise stated

- Survey or Site Information
- Concept Design
- Developed Design
- Tender Drawing
- Contract Drawing
- Construction Issue

Project Address
 Lower Jury Farm,
 Wombridge,
 Herefordshire,
 HR2 9EE

Project Details
 Mr Gareth Thomas,
 Proposed access to the
 barn at Lower Jury Farm

Scale
 1:1250, 1:250
Drawn
 EGT
Date
 23/01/2024
Drawing Number
 1026•06



Boundaries:

The purchaser will be required to erect a stock proof fence between the points A-D as per the plan below.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if owned, are included in the sale

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.

Local Authority & Public Utilities:

Herefordshire Council, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, DY4 0HH

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.

Tenure:

Freehold with vacant possession

Agents Note:

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.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Viewing:

Viewing appointments must be booked in advance, please contact Katie Bufton or Tara Boulton on 01432 356161 (Option 3) to arrange.

Directions:

From Hereford take the A49 south and then turn onto the A465 towards Belmont. Continue along the A465 for approximately 5 miles then at the shell garage turn right on to the B4348 towards Peterchurch. Continue for approximately 1.4 miles then turn left towards Allensmore. Continue along the road for approximately 1.8 miles until you reach a T junction turn left here. Continue along the road for approximately 0.7 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

From Hay-on-Wye take the B4348 and continue along for approximately 12.9 miles then turn right towards Kerry Gate. Continue along for approx. 2 miles then there will be a T junction turn right here. Continue along for approximately 0.6 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

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.







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