



Barn for Conversion with opportunity to purchase adjoining land

Barn West of the A49, Leominster, Herefordshire, HR6 0DJ



Sunderlands

Residential Rural Commercial



Barn West of the A49 Leominster Herefordshire HR6 0DJ

Summary of features:

- Barn with planning consent for conversion to a detached dwelling
- Offered with 1.00 acre of surrounding land
- Wider land may be available by separate negotiation
- Conveniently located with good accessibility to the wider area
- For Sale by Informal Tender
- Tender Deadline: 12 noon on Thursday 7th November 2024

Offers in excess: £120,000

Ref: Peter Kirby & Tara Boulton

Leominster 1.5 Miles | Ludlow 6.0 Miles
Tenbury Wells 7.9 Miles | Hereford 14.0 Miles

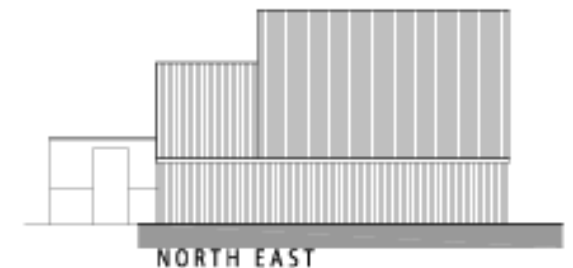
Situation:

The Barn is situated in the rural parish of Kimbolton in north Herefordshire. Kimbolton is known for its scenic church, local pub, village hall, and primary school. For additional services, residents can visit the nearby market town of Leominster, just 1.5 miles away. The towns of Tenbury Wells (7.9 miles) and Ludlow (11.6 miles) also offer a wide range of shops, restaurants, and other facilities. Both Ludlow and Leominster are served by train stations, and the cathedral city of Hereford, situated 14 miles away, is within convenient reach for further amenities.

Description:

The Barn offers a rare opportunity to convert a rural property into a characterful small-scale dwelling. The property comprises an agricultural building with Class Q planning consent for conversion to a detached residential dwelling. The barn is set in an enclosed parcel of land, the sale of the barn will include an acre of land surrounding the barn, the boundaries are to be decided between the parties. A larger acreage may be available within the area outlined in blue on the enclosed plan by separate negotiation.

DRAWINGS AS EXISTING:

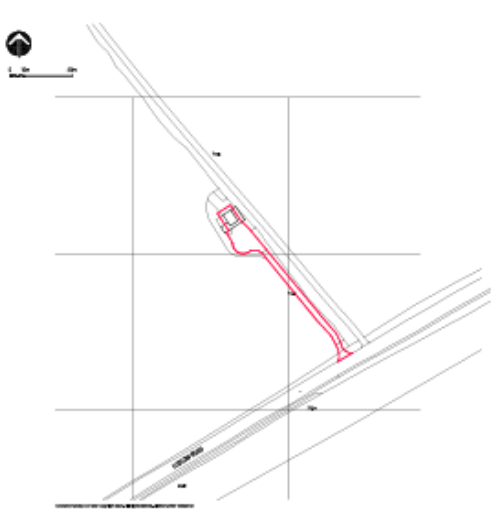


Barn with Class Q Planning Consent:

The building is a timber framed barn clad in horizontal timber boarding under a tin sheet roof. There is a small lightweight structure attached to the south elevation of the main structure and which extends beyond the plane of the west elevation. The barn occupies a self-contained plot, which is bound by a post and rail fence, hedgerow and hedgerow trees. It is 111 metres north-west of the A49(T) to which it is connected via a stone track. The plot sits within a wider enclosed parcel of land.



DRAWINGS AS PROPOSED:



SITE LOCATION PLAN 1:2500



SITE PLAN 1:500
Site curtilage to match barn footprint - 60sqm



GROUND FLOOR
Gross Internal floor area - 60sqm



FIRST FLOOR

CONVERSION PROPOSALS

The barn is generally in good repair and the engineers structural report confirms that it is suitable for residential conversion.

In order to facilitate residential conversion, it is proposed to line the existing walls with PIR insulation finished with plasterboard and skim finish. The insulation would take the form of insulated plasterboard laminate fixed directly to a battened framework fixed to the inside face of the external wall. An injected DPC would be installed into the existing masonry wall to deal with rising damp or alternatively a cavity drain membrane system may be installed to the inside face of the external walls prior to the installation of the battens, this would link with a similar DPM installed over the existing concrete floor slab. The floor slab would be overlaid with a DPM as described above with insulation and new floor screed over. The existing roof covering and wall cladding will all be retained. All insulation levels would be appropriate to the requirements of the current Building Regulation requirements.

New thermal broken timber doors and windows will be provided to form natural daylight and ventilation



SOUTH EAST



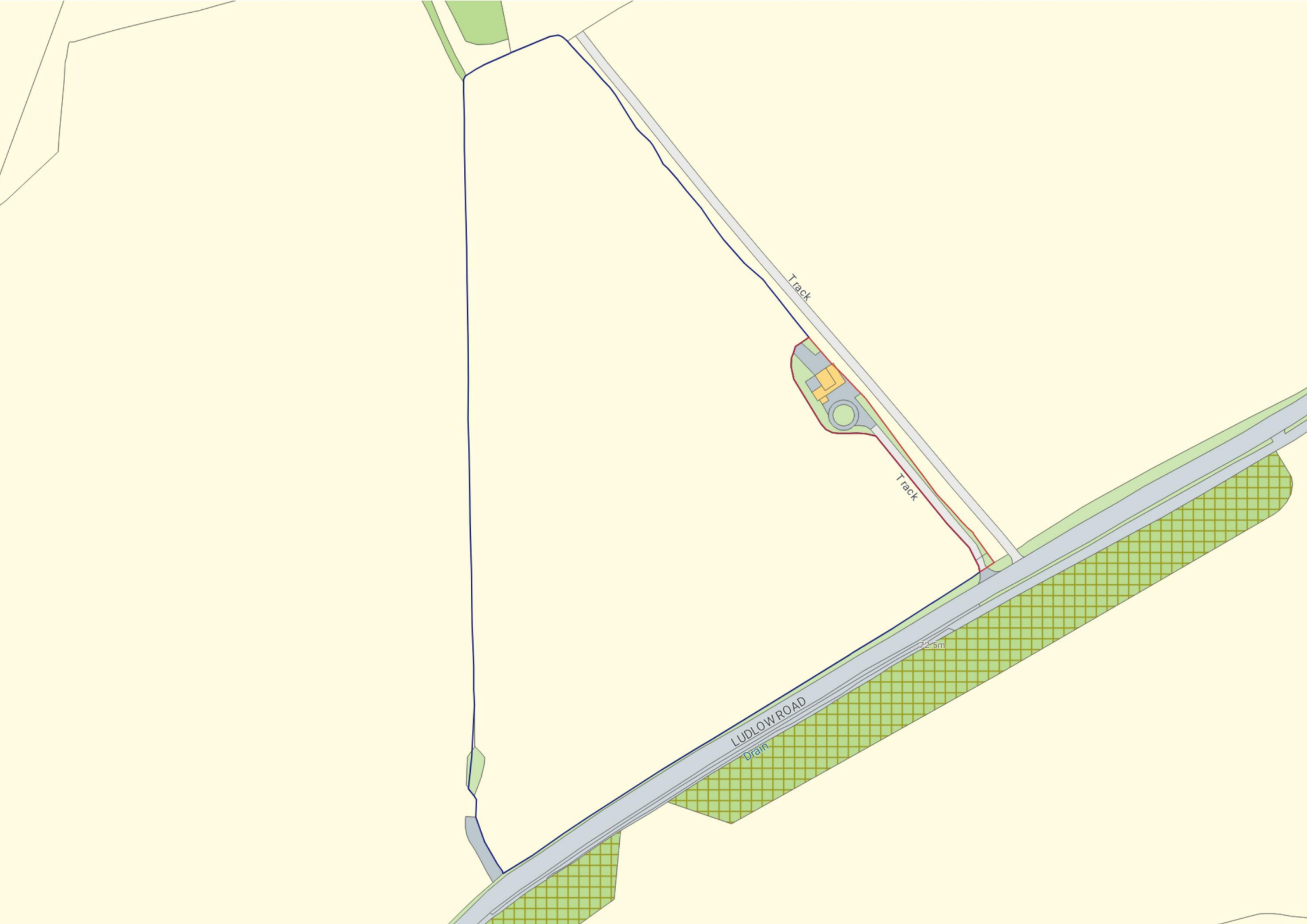
NORTH EAST



NORTH WEST



SOUTH WEST



Planning:

Prior approval for change of use of agricultural building to one smaller dwelling house (Class C3), and for building operations reasonably necessary for the conversion was granted on the 16th April 2024. (Ref: 240178)

Further information is available via Herefordshire Council's website:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240178&search-term=%20240178

Planning Conditions:

Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority for the A49 trunk road. To see the full conditions prospective purchasers are to inspect the Decision Notice.

Access:

The site is served by a well-made bound access which connects with the A49 which is a trunk road. There are gates set back c. 8 metres from the edge of the carriageway. The vendor will retain ownership of the first 20 metres of access from the road and grant a right of way along it with the buyer being responsible for any necessary upgrade.

Tenure:

Freehold with vacant possession upon completion.

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, Plough Lane, HR4 0LE

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

National Grid, Eco Park Road, Ludlow, SY8 1FN

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 for sale by **Informal Tender**. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Barn at Leominster" addressed to: Peter Kirby, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by **12 noon on Thursday 7th November 2024**.

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.

Covenant:

Please note that there will be a covenant in place that the property is to be developed for a single dwelling only.

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 (p.kirby@sunderlands.co.uk)

Tara Boulton (t.boulton@sunderlands.co.uk)

Tel: 01432 356161 (Option 3)

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 in relation to the property.

Services:

We understand mains water and electricity are available for connection in the local vicinity. Please note: it is the buyers responsibility to satisfy themselves as to the availability of services.

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.

Directions:

From Leominster, follow the A49 Ludlow Road from the OK Diner roundabout towards Ludlow for approximately 0.6 miles you will then find the barn situated on your left-hand side as indicated for the 'For Sale' Board.

What3Words: ///blacken.splash.grumbling





Sunderlands

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rightmove
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Zoopla.co.uk
Smarter property search



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. Sunderland's 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.