



Wilsons Place, Vowchurch Common, Herefordshire, HR2 0RL



Sunderlands
Residential Rural Commercial



Wilsons Place
Vowchurch Common
Herefordshire
HR2 0RL

Summary of features

- Stand-Alone Two Bedroomed Barn Conversion
- Set in about 12.18 acres
- A Wildlife Habitat
- Elevated Position
- Stunning panoramic views as far as the Black Mountains
- Outbuildings offering development potential, subject to planning permission
- For Sale by Private Treaty

Guide Price: £600,000 - £650,000
Ref: Andrew Edwards & Nigel Highfield

Hereford 10.3 miles | Peterchurch 2.0 miles
Vowchurch 0.9 miles | Hay-on-Wye 11.9 miles

Situation:

Vowchurch lies in the Heart of Herefordshire's Golden Valley, well placed for access to the world renowned second hand book capital Hay-on-Wye and the cathedral city of Hereford. Wilsons Place has an elevated position offering stunning panoramic views of west Herefordshire and beyond. The nearest amenities would be in the village of Peterchurch where there is a primary and secondary school, grocery store, post office, restaurant, two public houses, fire station and church. A greater range of facilities would be available in either Hay-on-Wye or Hereford.

Description:

A detached, stand-alone barn converted to a dwelling approximately 27 years ago. Wilsons Place is set in approximately 12.18 acres of flat and sloping land benefitting from roadside access. The property is constructed of stone and timber and provides single storey two bedroomed accommodation accessed from a quiet vehicular track entrance. Wilsons Place also provides outbuildings a short distance from the house including a Timber Barn and Dutch Barn which may offer further potential subject to planning permission.





Accommodation:

Front Door

Leading to -

Conservatory

Glass fronted and offering fantastic views towards the Black Mountains. This room has laminate wood flooring and door to -

Reception Hall

With radiator, loft access

Sitting Room

With stone fireplace and hearth, double glazed windows, wood flooring, and radiator.

Bedroom 1

Having double glazed windows with far reaching views, radiator, and two double wardrobes

Bedroom 2

Having double glazed window with views, and radiator.

Shower Room

With fitted shower, pedestal wash hand basin, WC low flush suite, double glazed window, and radiator.

Kitchen Breakfast Room

With work surface area with range of base and eye level units, stainless steel sink unit, 4 ring hob, double glazed window, and oil-fired Rayburn heating the radiators.

Side Porch/Utility

With plumbing space for washing machine, windows and half glazed door to outside.

Outside:

Approached by tarmac drive with gates and parking with the main garden area situated above the house in a beautiful setting with woodland cover.

Tenure:

Freehold with vacant possession.

Services:

Mains water and electricity, private drainage, oil fired central heating.

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Buildings:

Dutch Barn

Open fronted two-bay Dutch barn consisting of corrugated tin clad sides and roof. The building is timber framed with a dirt floor. May, subject to achieving planning consent offer future development potential.

Timber Barn

A timber clad barn with stone footings and base and a corrugated roof.

Greenhouse

A small glass greenhouse is also included in the outbuildings of the property.

Land:

About 12.18 acres of land which offers a rare opportunity to purchase a beautiful part of the Hereford countryside intended to offer a reserve for nature. The land offers fantastic views of the surrounding Hereford and Welsh border countryside. The land comes with a mixture of mature trees as well as wild grasses and flowers. No additional services on the land of the property.

Access:

Access to the property comes via a tarmacked track which extends to the parking area of the area. The track continues past the property.

Council Tax:

The Herefordshire Council Tax website suggests that the Council Tax band for Wilson's Place is: D

Basic Payment Scheme:

There are no Entitlements included in the sale.

Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme. The land is tied to the property as per the Section 106 Agreement.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if relevant, 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. There are two footpaths crossing the land, one across the north of the land and the second along the south. Both of these are shown on a map below.

Planning:

No planning enquiries have been made.

Overage:

Provision will be made for an Overage at 25% over a twenty-year period on the outbuildings from the date of acquisition. Any Overage payments will be triggered by the grant of a Planning Consent for non-agricultural / forestry use.

Section 106 Agreement :

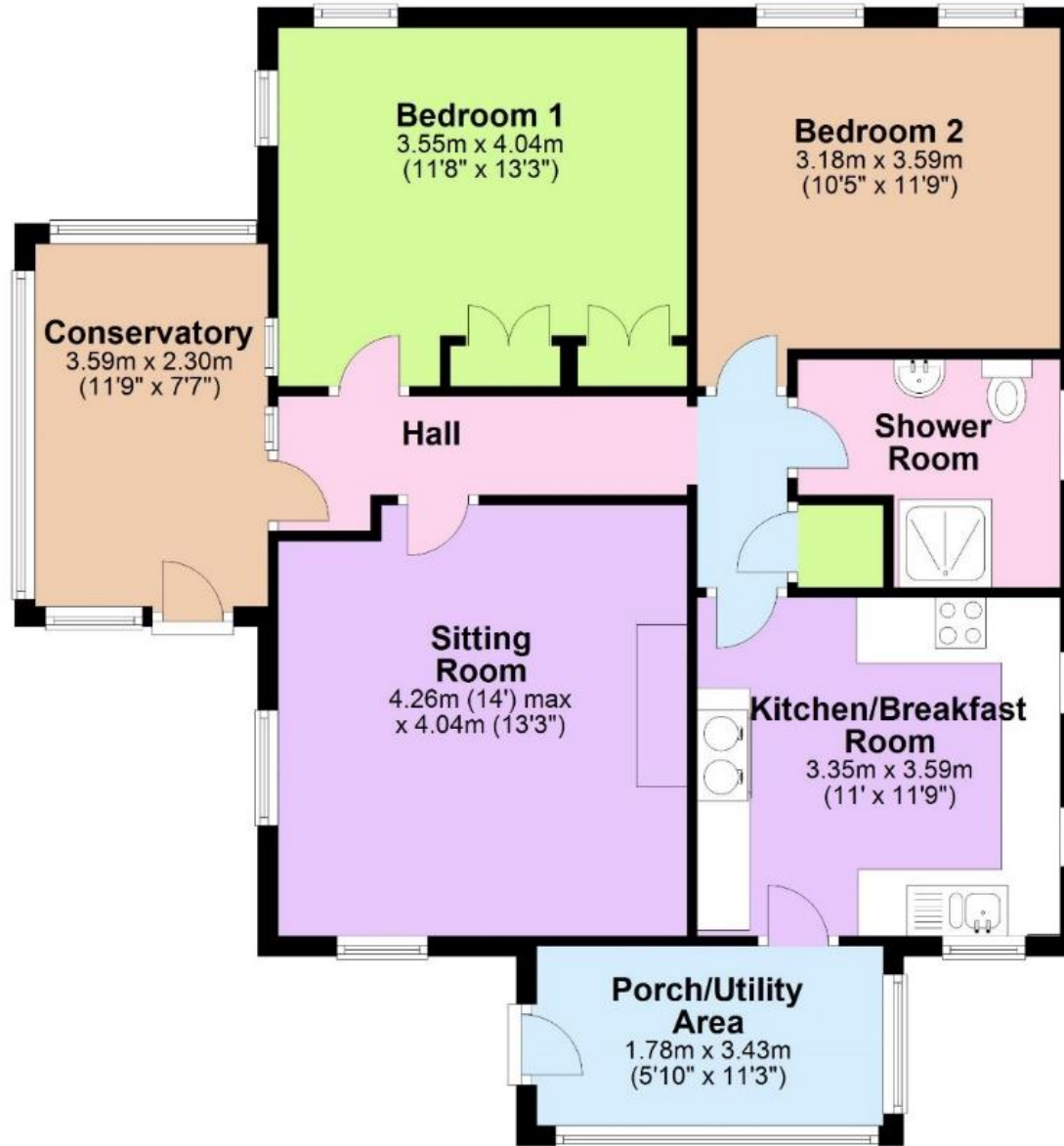
Wilson's Place and the adjoining land is subject to a S.106 Agreement which states that "*planning was granted on the basis of the dwelling may be occupied for the primary purpose of maintaining and managing the property as a wildlife habitat only*". More details can be obtained from the solicitors.

Contaminants:

The Vendors and their Agents accept no liability for any contaminants on the property.

Ground Floor

Approx. 84.6 sq. metres (910.2 sq. feet)



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

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

Western Power Distribution, Toll End Road, Tipton, 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.

Money Laundering:

In order to comply with anti-money laundering legislation all persons intending to bid for the property by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

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.

Please note that the photographs were taken in July 2022.

Vendors Solicitors:

FAO: Alex Cunliffe at Lambe Corner Solicitors

Tel: 01432 355301

Email: AC@lambecorner.co.uk

Directions:

If travelling from Hereford, to travel to Wilsons Place, Vowchurch you will need to begin by heading south on Victoria St and then turning onto the A465. Continue until bearing right towards Clehonger. Drive on through Clehonger until turning right up Vowchurch Common.

Viewing:

Strictly by appointment with the Agents.

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.

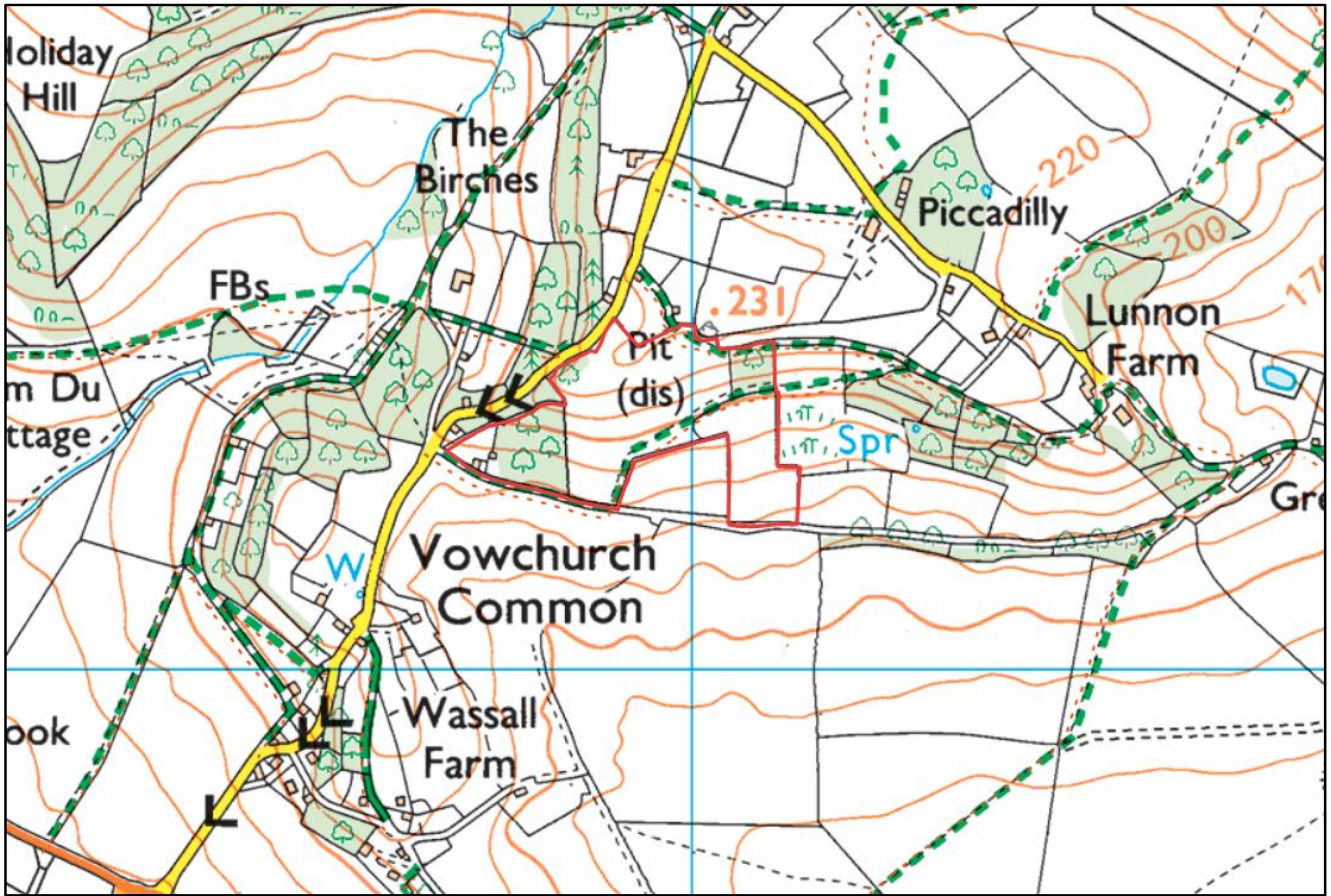
Important Notice:

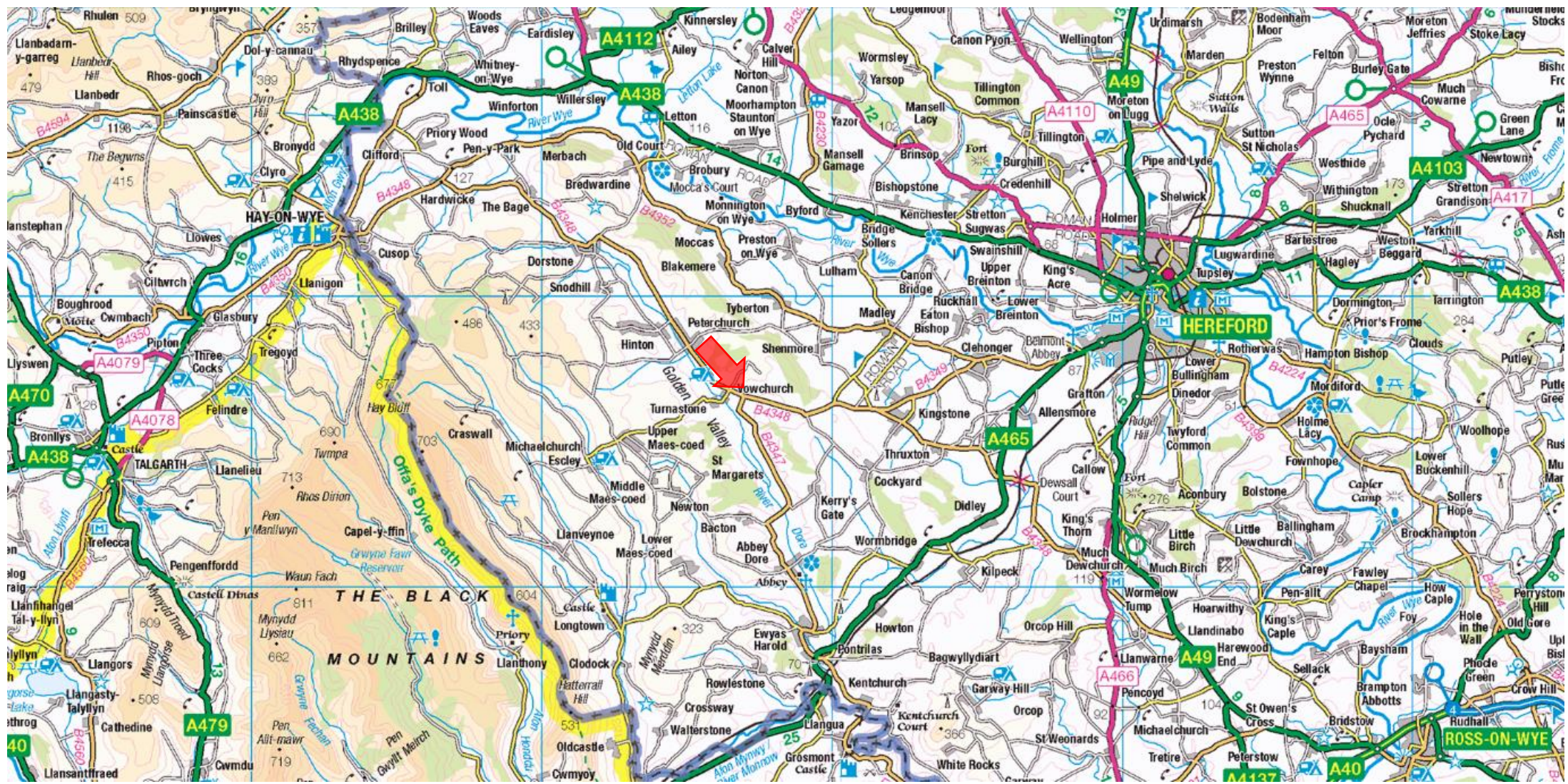
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons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



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		







Sunderlands

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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. 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.