



Newhouse Farm, Upper Hergest, Kington, Herefordshire HR5 3EW





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Summary of Features:

- Positive pre-application advice for the proposed development of the derelict farmhouse & buildings.
- Rural location with far-reaching views
- Range of former agricultural buildings with potential for alternative uses (subject to consent).
- Set within approximately 2.08 acres.

**Offer in the region of
£250,000**

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Location & Description

A unique opportunity to purchase an excellent development opportunity (subject to consent) comprising of a former farmhouse and farmstead, which includes modern and traditional buildings, extending in all to approximately 2.08 acres (0.84 ha). The site boasts excellent development potential, subject to consent, with opportunities to preserve the property's historical charm. Set in a desirable location, it is well-positioned for accessibility to local amenities, transport links, and scenic surroundings, making it an attractive prospect for investors, developers, or homeowners with a passion for restoration.

New House Farm is nestled in the tranquil Northwest Herefordshire countryside in an idyllic setting with far-reaching views over the surrounding countryside. The property benefits from nearby bridlepaths which lead onto the popular Hergest Ridge and Offa's Dyke path. The property is situated approximately 2.8 miles southwest of the market town of Kington.

New House Farm offers potential purchasers a varied potential development opportunity, subject to consent. The property consists of a detached, derelict stone 3-bedroom farmhouse, together with a range of traditional stone and timber buildings and modern steel-framed buildings which extend to approximately 6,897 sq. ft (640.75m²). The property received pre-application advice from the local authority dated 17th September 2024 for residential development on the site, in respect of the redevelopment of the former farmhouse, together with the conversion of the buildings into three dwellings.

The property is accessed via the council-maintained road, which adjoins the driveway leading to the former farmstead and farmhouse. The property includes adjoining pastureland which could be used for vehicular parking, garden land or further amenity space.

The Buildings

The buildings are more particularly described as follows;

Building 1 – An L-shaped traditional stone and timber-framed building in a derelict state of condition, under a slate roof in part. The building has corrugated iron and timber weatherboarding cladding in part, together with concrete block walls in part. The building extends to 4,567 ft². approximately,

Building 2- 12ft x 40ft - A stone building under a corrugated iron roof extending to approximately 480sq ft.

Building 3 - 30ft x 15ft – A steel-framed part open fronted building with corrugated iron clad elevations, extending in all to approximately 450 sq. ft.

Building 4 - 50ft x 28ft – A steel-framed building under a corrugated iron-clad roof with corrugated iron-clad elevations, extending in all to approximately 1,400sq ft.

Farmhouse – A detached stone former three-bedroom farmhouse with part rendered elevations. The dwelling has two brick chimneys; however, it has no roof.

The property is within easy reach of the market town of Kington, which provides a range of amenities. The popular border town of Hay on Wye is situated approximately 11 miles to the south, famous for its annual literary festival, medieval castle and independent shops. The city of Hereford is within 20 miles, providing a wider range of amenities, train links, hospitals and schools.

Tenure

The property is offered freehold with vacant possession upon completion.

Planning

The current owners engaged with Herefordshire Council for pre-application advice during 2024 to restore the former farmhouse and convert the buildings into three additional dwellings. The pre-application advice suggests this would be an acceptable approach, subject to design and the necessary accompanying reports and a formal application. A copy of the pre-application advice is available upon request. The steel-framed barn may also qualify for conversion under permitted development (subject to obtaining the necessary consent).

Public Rights of Way

The property is not affected by any formal public rights of way.

Wayleaves & Easements

The property will be sold subject to any wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in these sales particulars or not.

Local Authority and Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE,
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Access

The land is accessed directly off the council-maintained highway. There is an existing private driveway leading to the property. The vendor and their successors in title reserve the right of access for all purposes from point A to B & C on the attached plan.

Boundaries

The purchaser will be required to erect a stock-proof fence between points D, E, F, G, H & J within 4 weeks from completion at their own cost and maintain in good condition in perpetuity. The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included within the sale.

Nitrate Vulnerable Zone

The land is not situated within a Nitrate Vulnerable Zone.

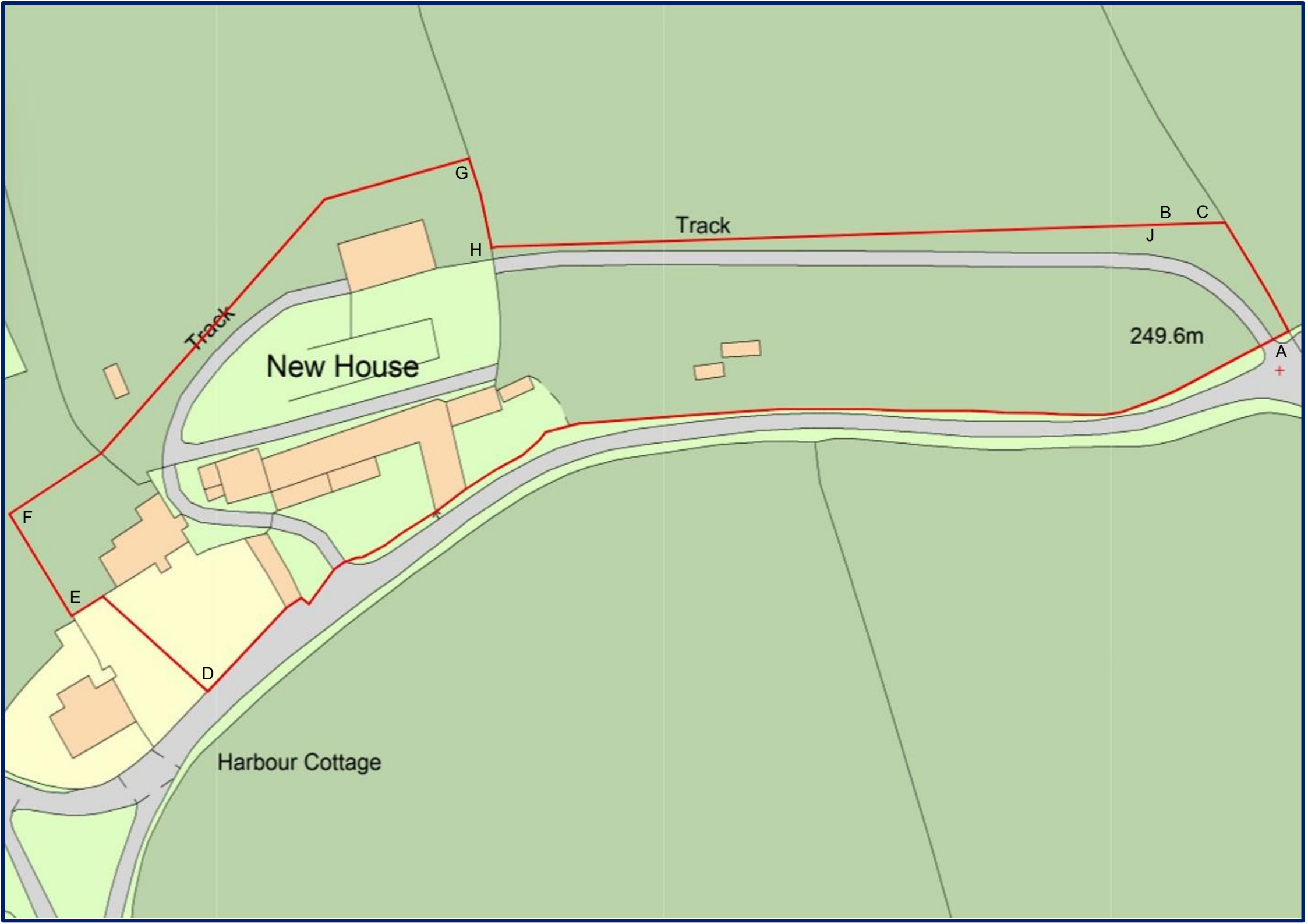
Services

We are informed that mains water and electricity are available for connection nearby.

Guide Price

Offers in the region of £250,000.





Track

Track

New House

Harbour Cottage

249.6m

G

H

B

C

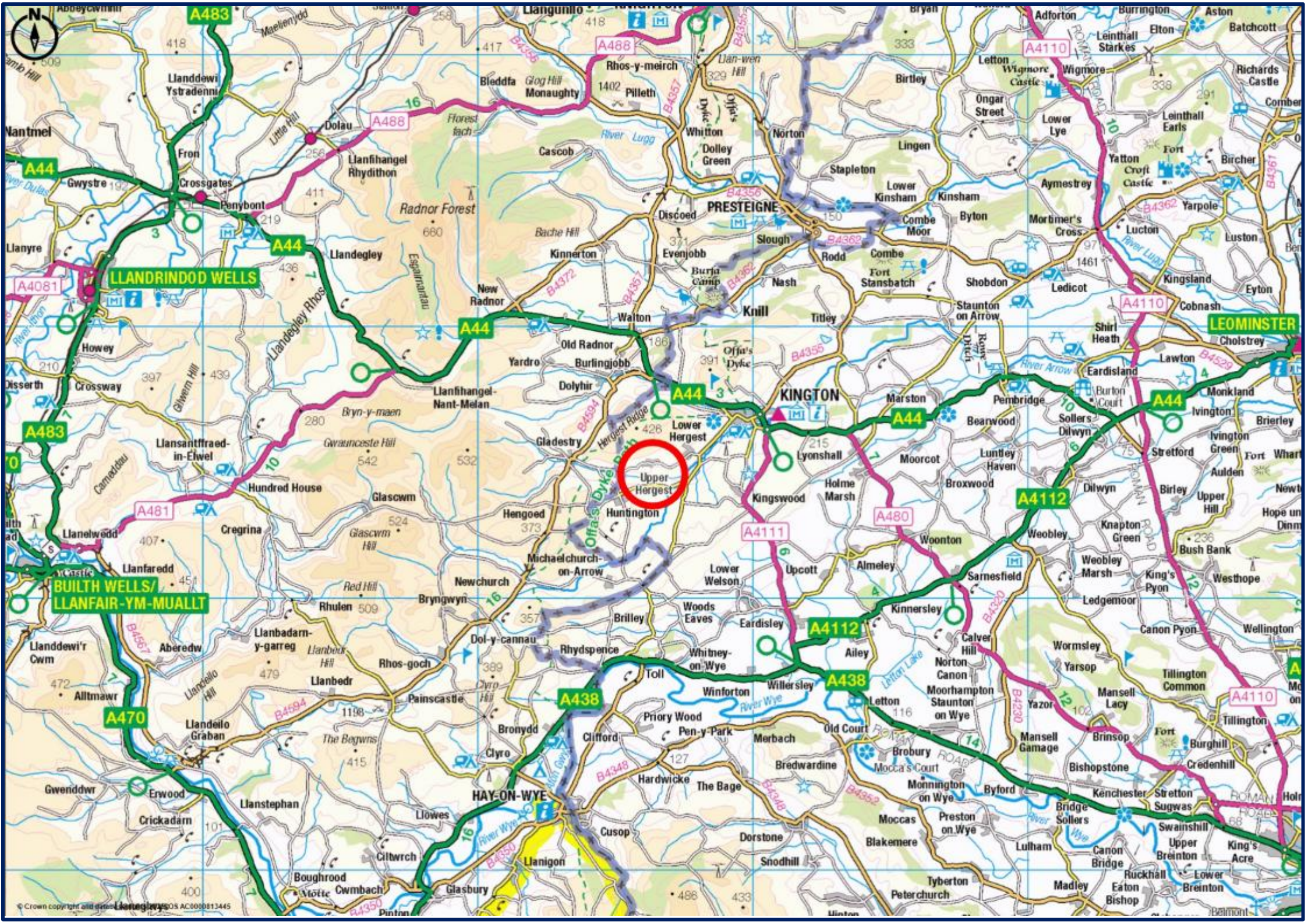
J

A

F

E

D



Mode of Sale

The property is being offered for sale by Private Treaty.

Viewings

Viewings by appointment only with the selling agents.

Health & Safety

Prospective Purchasers should take all necessary care when inspecting, 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.

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).

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.

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.

Directions

From Kington head west on along the High Street, continuing onto Church Street for 0.5 miles. At the junction on the corner by the church take the left turn onto Hergest Road signposted. Continue on Hergest Road for 1 mile take the right turn opposite Hergest Court onto Lower Hergest Road and continue on this road for 1 mile. The property will be shown by the Agents for sale board and is visible from the council-maintained road. What3words: ///following.softly.clapper



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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.