





**Barn Conversion Plots**  
**Newton Farm**  
**Middlewood**  
**Dorstone**  
**Hereford**  
**HR3 5SX**

Summary of features:-

- A freehold development site for three barn conversions
- Found amidst beautiful Herefordshire countryside with stunning views towards the Wye Valley and Merbach Hill

**Hay-on-Wye 5 miles**  
**Hereford 16 miles**  
**Brecon 21 miles**

## Description

A freehold development site consisting of three modern portal frame barns with planning consent to convert into residential dwellings.

The site enjoys a magnificent rural location being found close to Hay-on-Wye with beautiful views of the Wye Valley and Merbach Hill.

## Situation

Middlewood is located in the golden valley, just 5 miles from the market town of Hay-on-Wye. Hay is known throughout the world for its secondhand bookshops and the annual literary festival.

The town offers an excellent range of facilities including two convenience stores, a supermarket, chemist, medical practice, two dental surgeries and a primary school. There is also a wide range of independent boutique shops, pubs, cafes and restaurants. A more extensive range of amenities can be found in the nearby town of Brecon and the cathedral city of Hereford.

Found in the charming Wye Valley, the property is also within the catchment area for the popular secondary school at Fairfield, Peterchurch.

## Planning Permission

The property has the benefit of planning permission under Class Q consent and subject to any reserved matters.

Planning application nos:  
Herefordshire County Council 230105,  
231152 and 223609.

## Overage

The property is subject to an overage agreement with Herefordshire Council whereby payment is due prior to commencement of works and the vendor is prepared to contribute to this.

Further information can be made available upon application.

## Tenure

The site will be sold Freehold with vacant possession upon completion.

## Directions

From Hay-on-Wye, take the B4348 in an easterly direction towards Bredwardine.

After approximately 3 miles take the right-hand turn, signposted to Dorstone, continuing on the B4348.

Follow this for approximately 2½ miles continuing past a series of barn conversions and a farm on the lefthand side then take the next left next to the bus stop. Continue to the bottom of this lane and then turn left at the T junction where the building plot will be found first entrance on the right-hand side.

What3words ref:

//balconies.overpaid.diamonds

## Services

The site offers services nearby including mains electricity, water and telephone. The sewerage is to be provided by a package treatment plant. There is no mains gas available. Please note: it is the buyers responsibility to satisfy themselves as to the availability of services.

North East Elevation

North West Elevation

South West Elevation

Ground Floor Plan  
GIA 55m<sup>2</sup>

Roof

South East Elevation

Scale bar 1:200

1:200  
Barn A2 (Annex)  
As Existing

Paper size: A3  
Drawn by:  
Date: 01/2023

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NFQ A 005  
Barns A1 & A2

Existing Buildings  
Newton Farm  
Location: Middlewood / HR3 5BX  
Client Name: Hay Wired Homes

Ground Floor  
GIA 91m<sup>2</sup>

North East Elevation

Scale bar 1:100

1:100  
Barn A1  
As Proposed

Paper size: A3  
Drawn by:  
Date: 01/2023

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NFQ A 006  
Barns A1 & A2

Proposed Conversion  
Newton Farm  
Location: Middlewood / HR3 5BX  
Client Name: Hay Wired Homes

North West

South East

South West

Scale bar 1:100

1:100  
Barn A1  
As Proposed

Paper size: A3  
Drawn by:  
Date: 01/2023

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NFQ A 007  
Barns A1 & A2

Proposed Conversion  
Newton Farm  
Location: Middlewood / HR3 5BX  
Client Name: Hay Wired Homes

North East

North West

Ground Floor  
GIA 53m<sup>2</sup>

South West

South East

Scale bar 1:100

1:100  
Barn A2  
Annex  
As Proposed

Paper size: A3  
Drawn by:  
Date: 01/2023

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NFQ A 008  
Barns A1 & A2

Proposed Conversion  
Newton Farm  
Location: Middlewood / HR3 5BX  
Client Name: Hay Wired Homes

**Ground Floor**

Entrance, Kitchen, Dining, Bedroom 1, Bedroom 2, Covered Terrace

**First Floor**

Living Room, Void

Scale bar 1:100

1:100  
Barn D  
As Proposed

Paper size: A3  
Drawn by:  
Date: 03/2023

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HWQ D 005  
Barn D

Proposed Conversion  
**Newton Farm**  
Location: Middlewood / BR3 5BX  
Client Name: Ray Wired Homes

**North West Elevation**

Proposed Metal Sheet Cladding (Gable), Powder Coated Aluminium Windows (Gable Clad)

**South East Elevation**

Decorative over-flow window, Proposed Metal Sheet Cladding (Gable), Rooflight over window, Concrete Block Wall

Scale bar 1:100

1:100  
Barn D As Proposed

Paper size: A3  
Drawn by:  
Date: 10/2023

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HWQ D 006  
Barn D

Proposed Conversion  
**Newton Farm**  
Location: Middlewood / BR3 5BX  
Client Name: Ray Wired Homes

**North West**

New Aluminium Clad Gables, Existing Brickwork

**South East**

**South West**

Proposed Metal Sheet Cladding

Scale bar 1:100

1:100  
Barn A1  
As Proposed

Paper size: A3  
Drawn by:  
Date: 01/2023

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NFQ A 007  
Barns A1 & A2

Proposed Conversion  
**Newton Farm**  
Location: Middlewood / BR3 5BX  
Client Name: Ray Wired Homes

**Existing Lean-to Structure**

Existing Plan, Proposed Plan

Roof Cladding, Concrete Block Wall

**Proposed car Port**

Completed Sheet Roofing

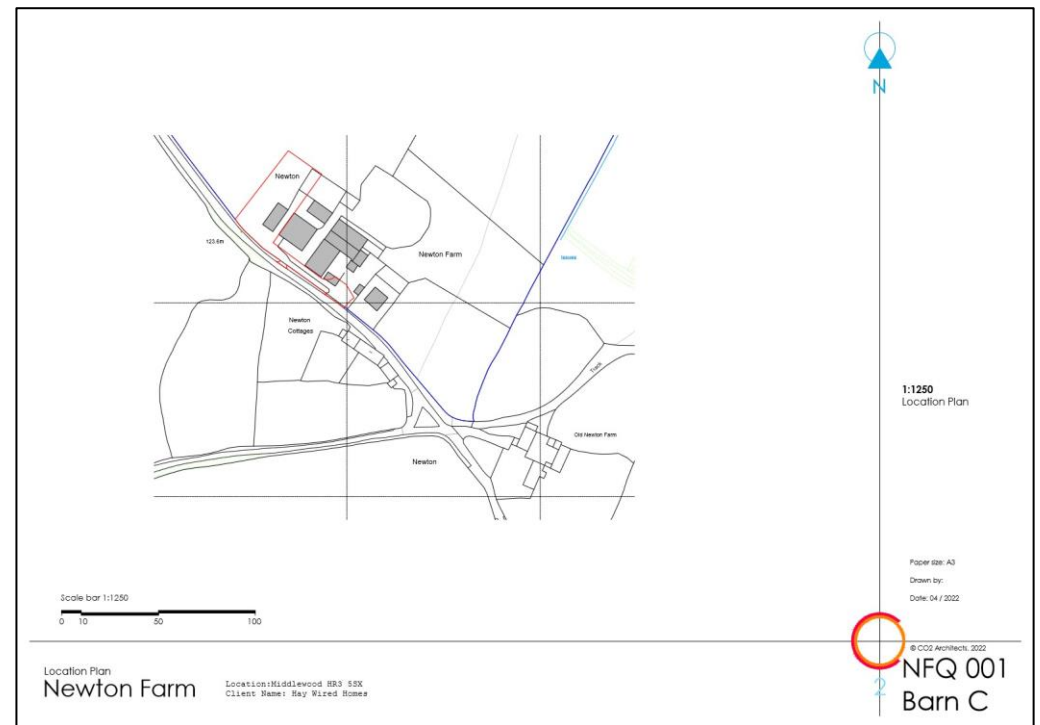
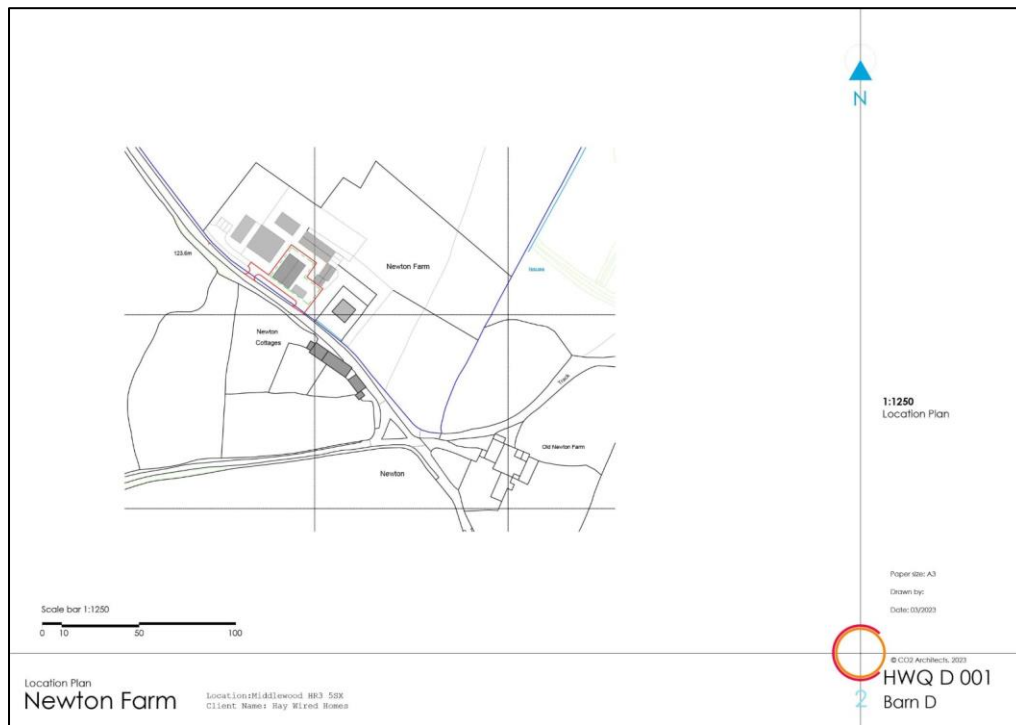
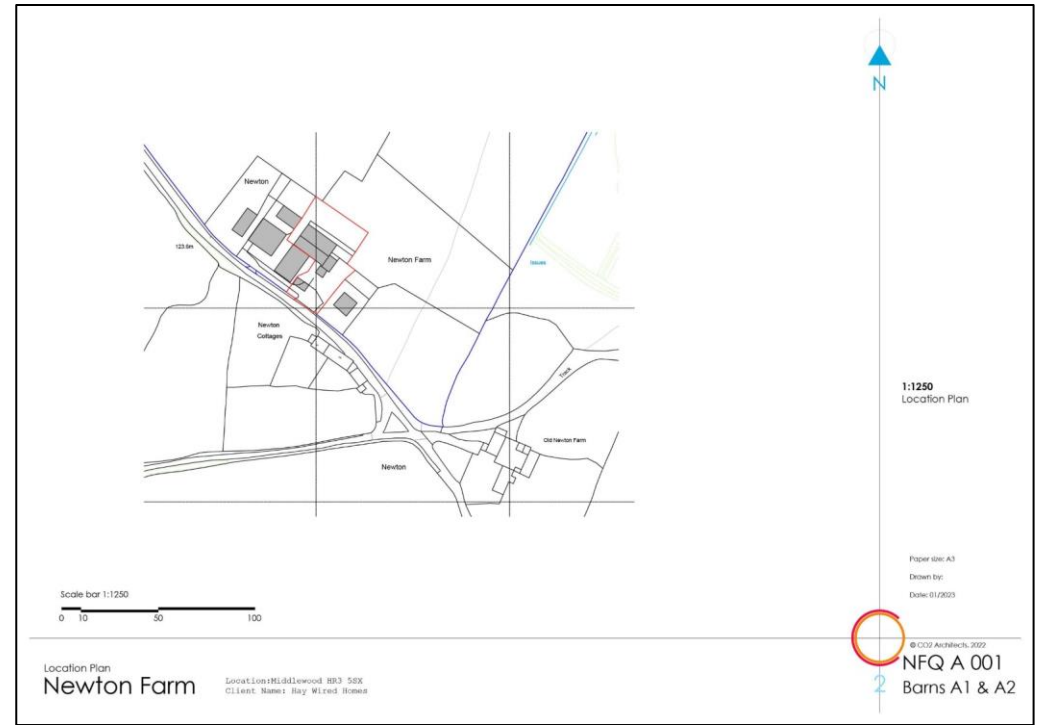
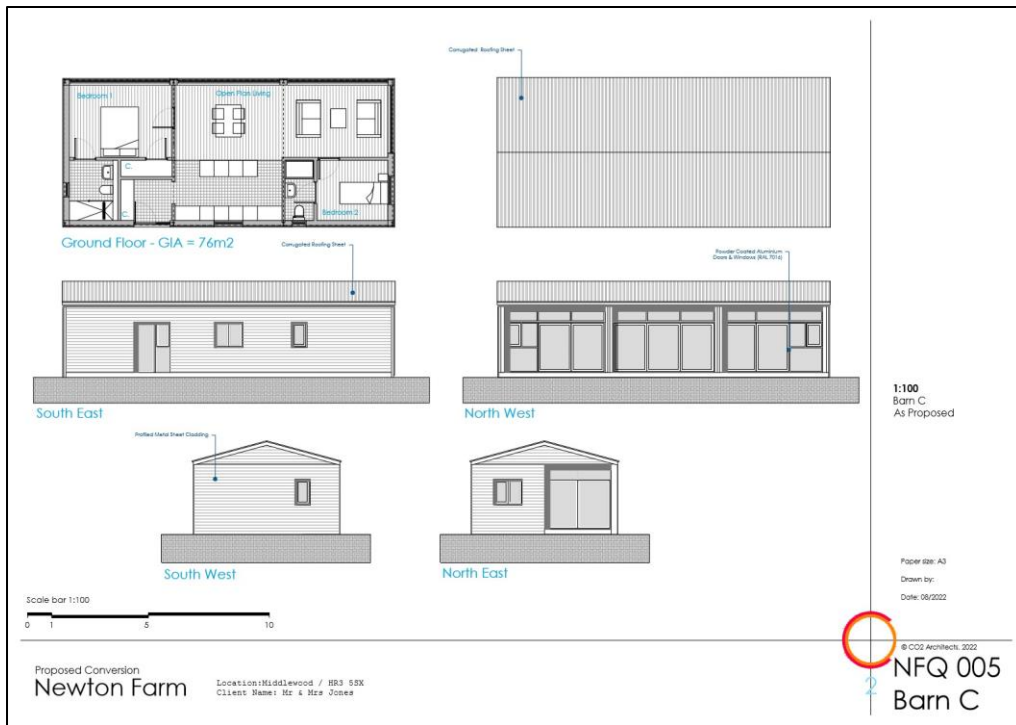
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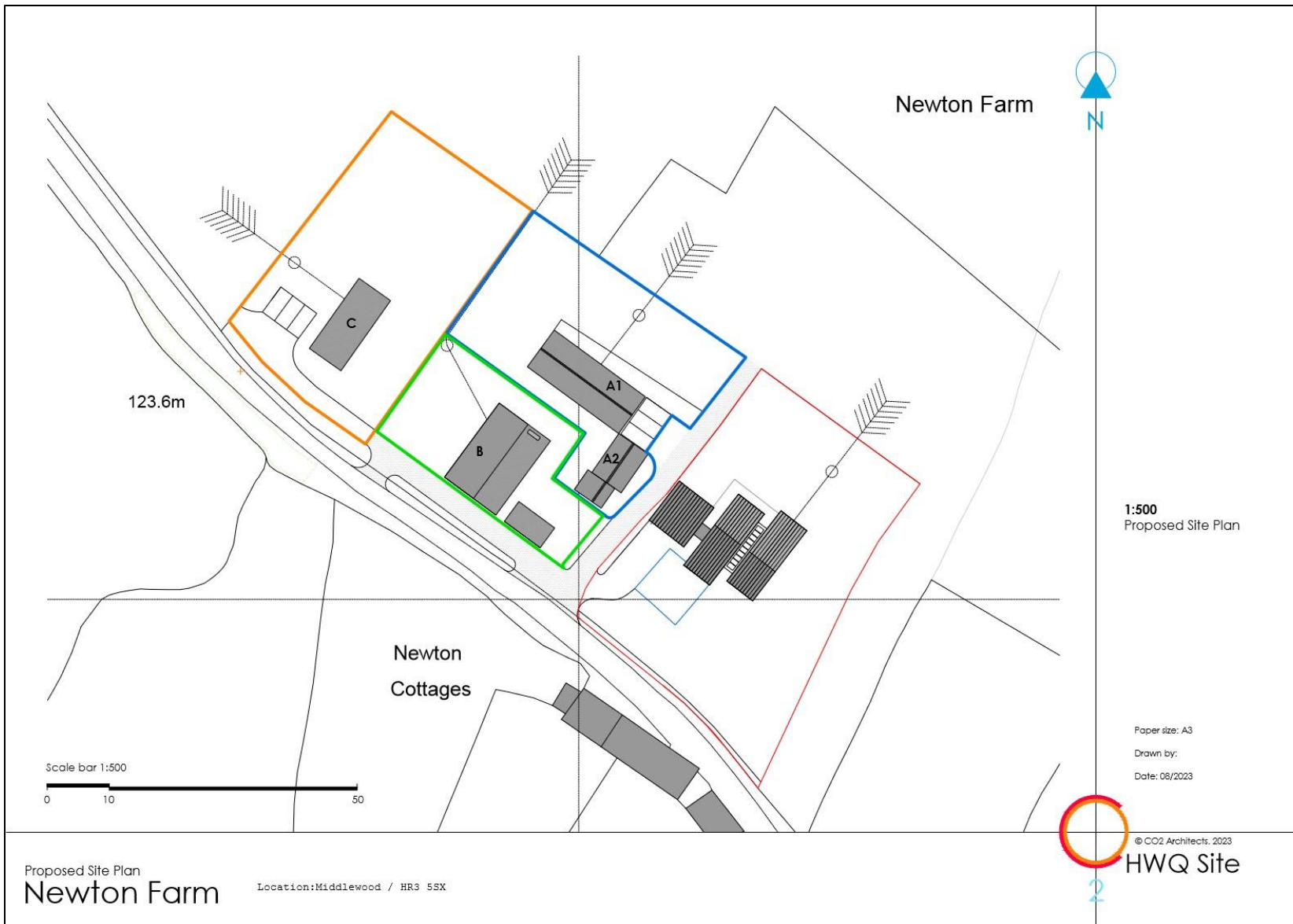
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Barn D As Proposed

Paper size: A3  
Drawn by:  
Date: 10/2023

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HWQ D 008  
Barn D

Proposed Conversion  
**Newton Farm**  
Location: Middlewood / BR3 5BX  
Client Name: Ray Wired Homes





**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**  
 3 Pavement House, The Pavement,  
 Hay on Wye,  
 Herefordshire HR3 5BU  
 Tel: 01497 822522  
 Email:  
[hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

Out of hours contact:  
 Harry Aldrich-Blake  
 07717 410757

**Hereford Branch**  
 Offa House, St Peters  
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 Hereford HR1 2PQ  
 Tel: 01432 356161  
 Email:  
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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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