

Barn Conversion Plots, Newton Farm, Dorstone, HR3 5EX



**Sunderlands**  
Residential Rural Commercial



**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
- Further land can be available by separate negotiation

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

### Description

A freehold development site consisting of four modern agricultural 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 Application Code 251397

### 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 as Freehold.

### 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

South West

South East

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

Scale bar 1:100

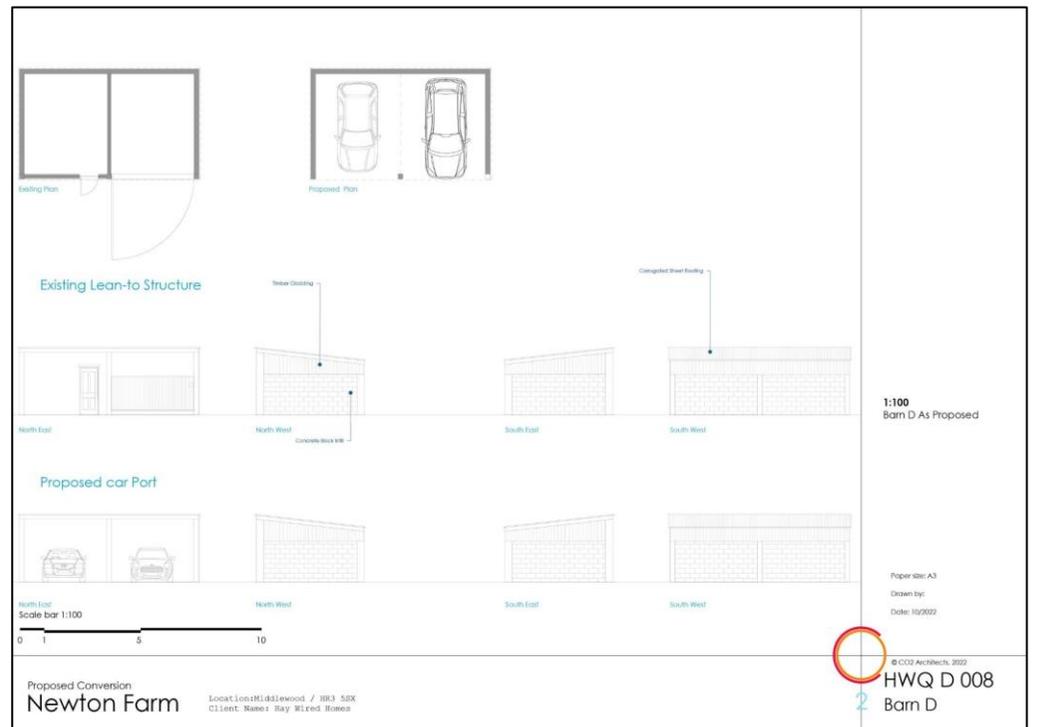
1:100  
Barn A2  
Annex  
As Proposed

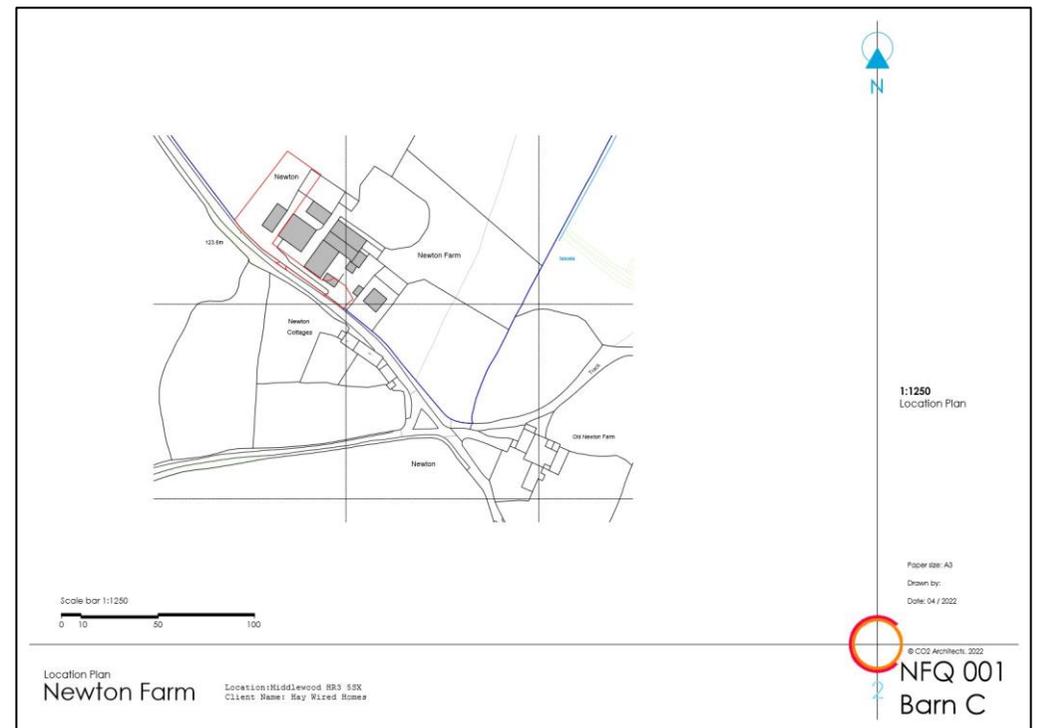
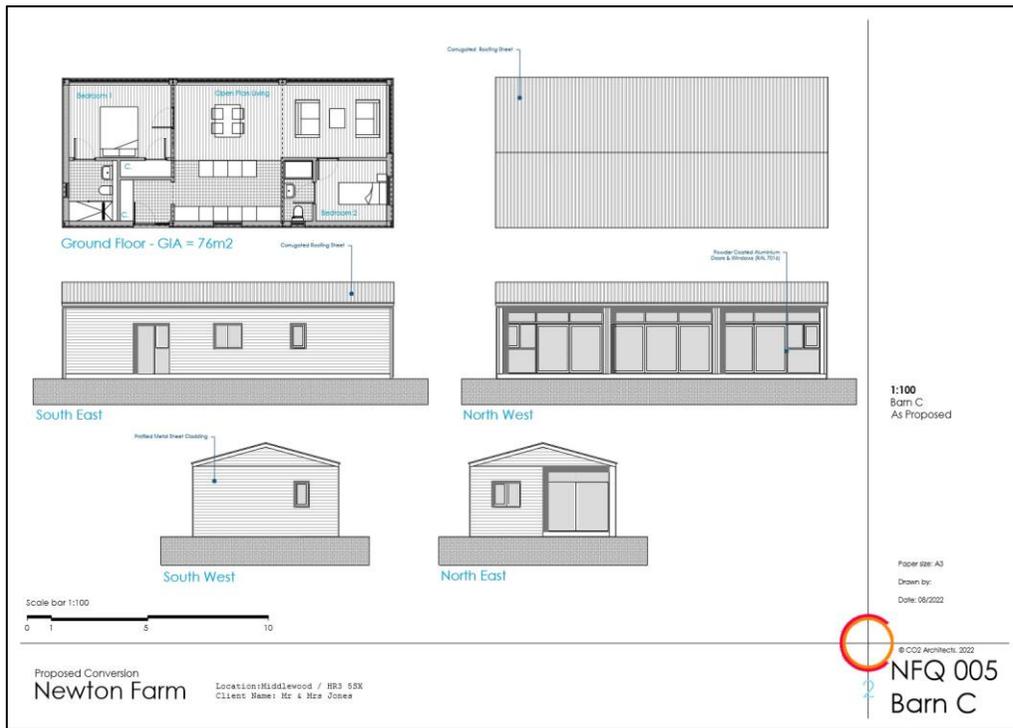
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Date: 01/2023

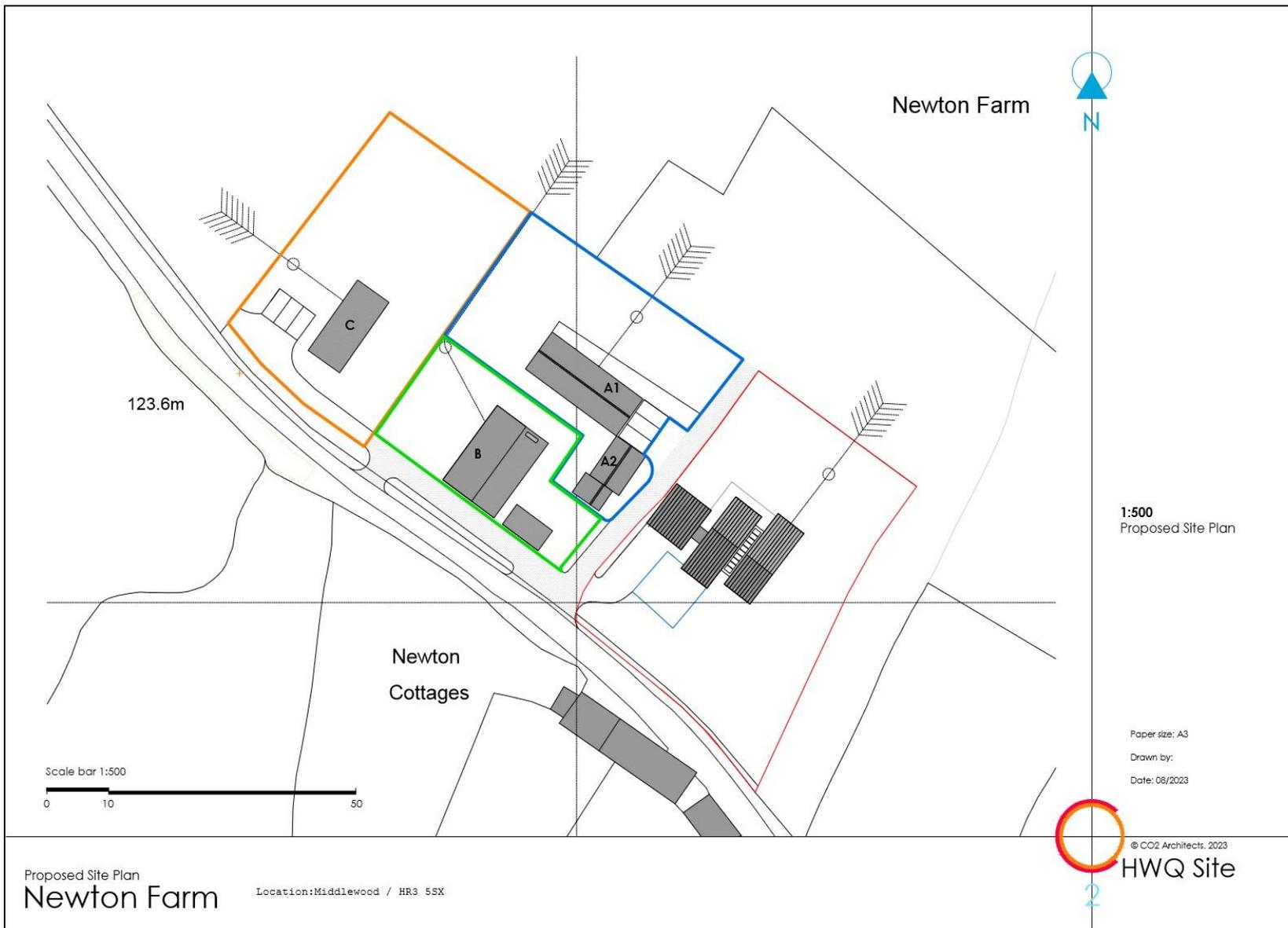
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NFQ A 008  
Barns A1 & A2

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







**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**  
3 Pavement House, The Pavement,  
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07717 410757

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

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.

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