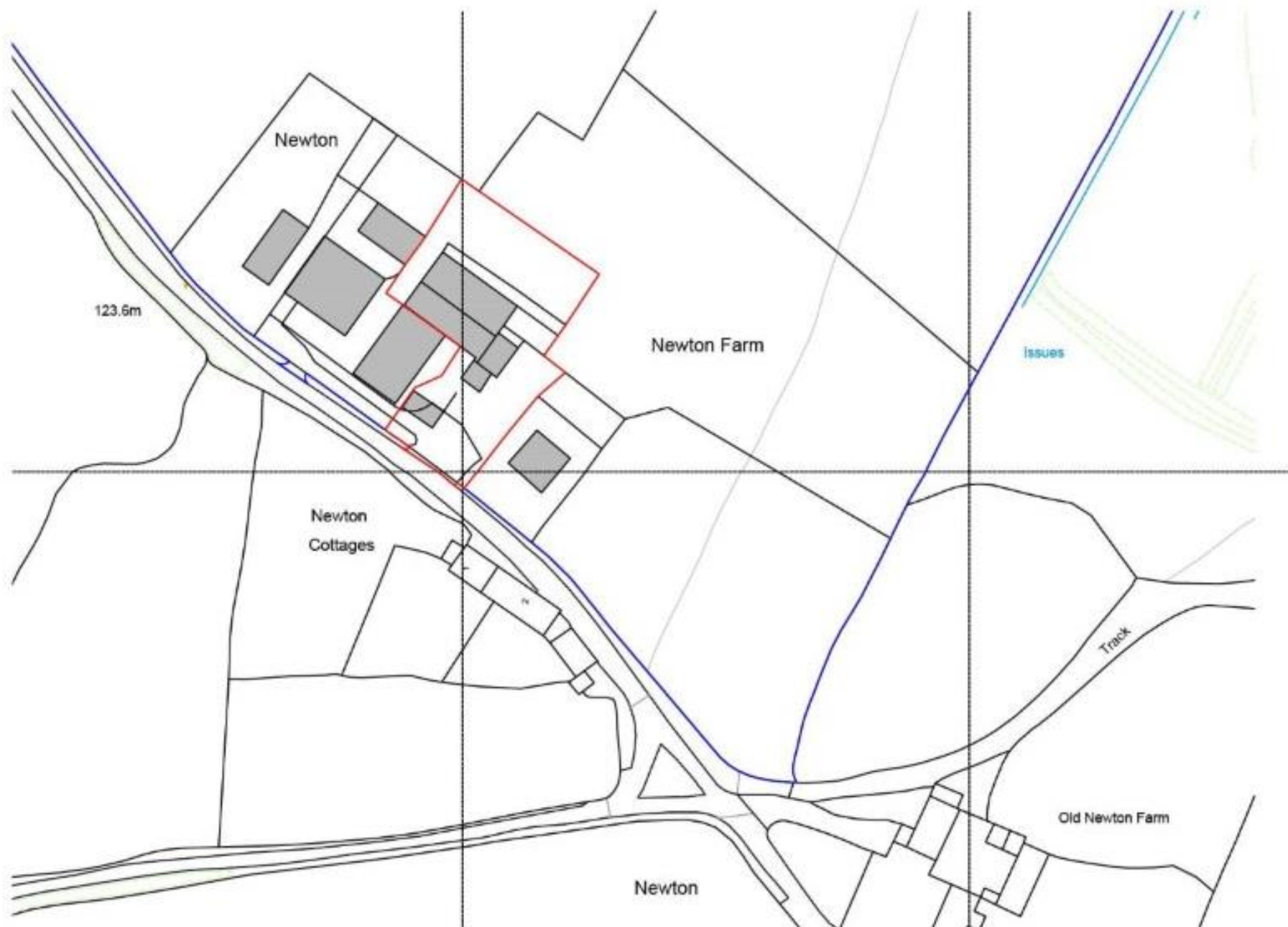




Barn A1 / A2, Newton Farm, Dorstone, Hfds, HR3 5EX



Barn Conversion Plot A1/A2
Newton Farm
Middlewood
Dorstone
Hereford
HR3 5SX

Summary of features:-

- A freehold development site for barn conversion
- 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 a modern portal frame barn with planning consent to convert into a residential dwelling.

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 no:
Herefordshire County Council 230105

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

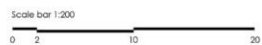
From Hay-on-Wye, take the B4348 in an easterly direction towards Bredwardine. After approximately 3 miles take the right-hand turn, signposted to Dorstone, continuing on the B4348.

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 at the first entrance on the right-hand side.

What3words ref:
//encourage.test.masks

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.



1:200
Barn A2 (Annex)
As Existing

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

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NFQ A 005

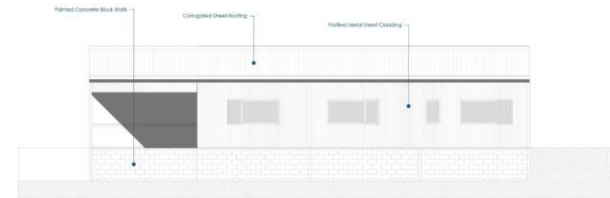
Barns A1 & A2

Existing Buildings
Newton Farm

Location: Middlewood / HR3 58X
Client Name: Hay Wired Homes



Ground Floor
GIA 91m2



North East Elevation

1:100
Barn A1
As Proposed

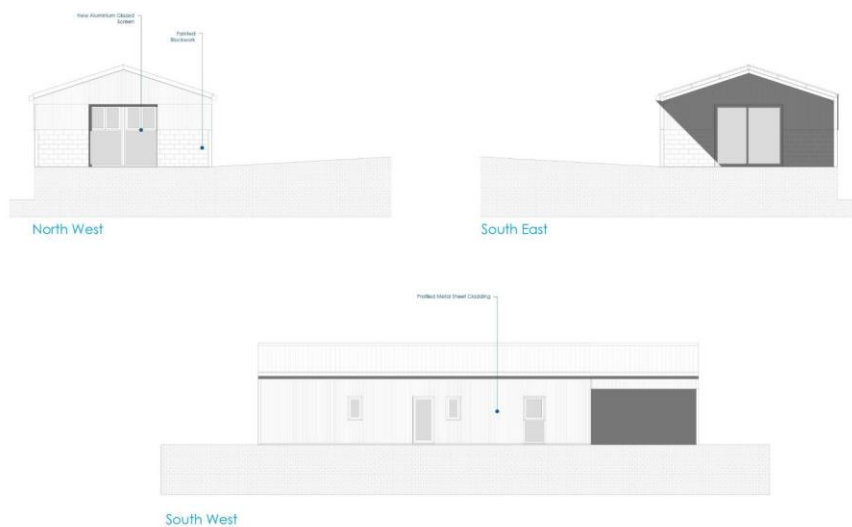
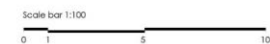
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Drawn by:
Date: 01/2023

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NFQ A 006
Barns A1 & A2

Proposed Conversion
Newton Farm

Location: Middlewood / HR3 5BX
Client Name: Hay Wired Homes



1:100
Barn A1
As Proposed

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

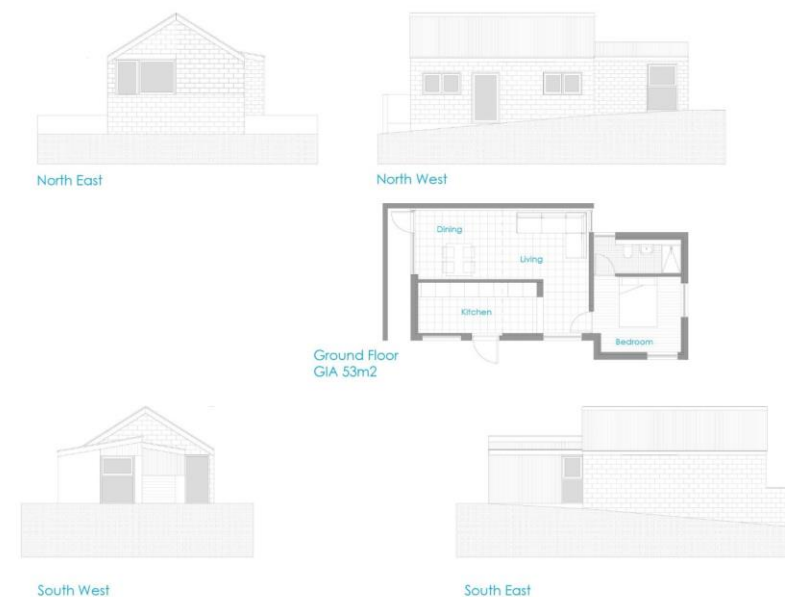
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NFQ A 007

Barns A1 & A2

Proposed Conversion
Newton Farm

Location: Middlewood / HR3 5BX
Client Name: Hay Wired Homes



1:100
Barn A2
Annex
As Proposed

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

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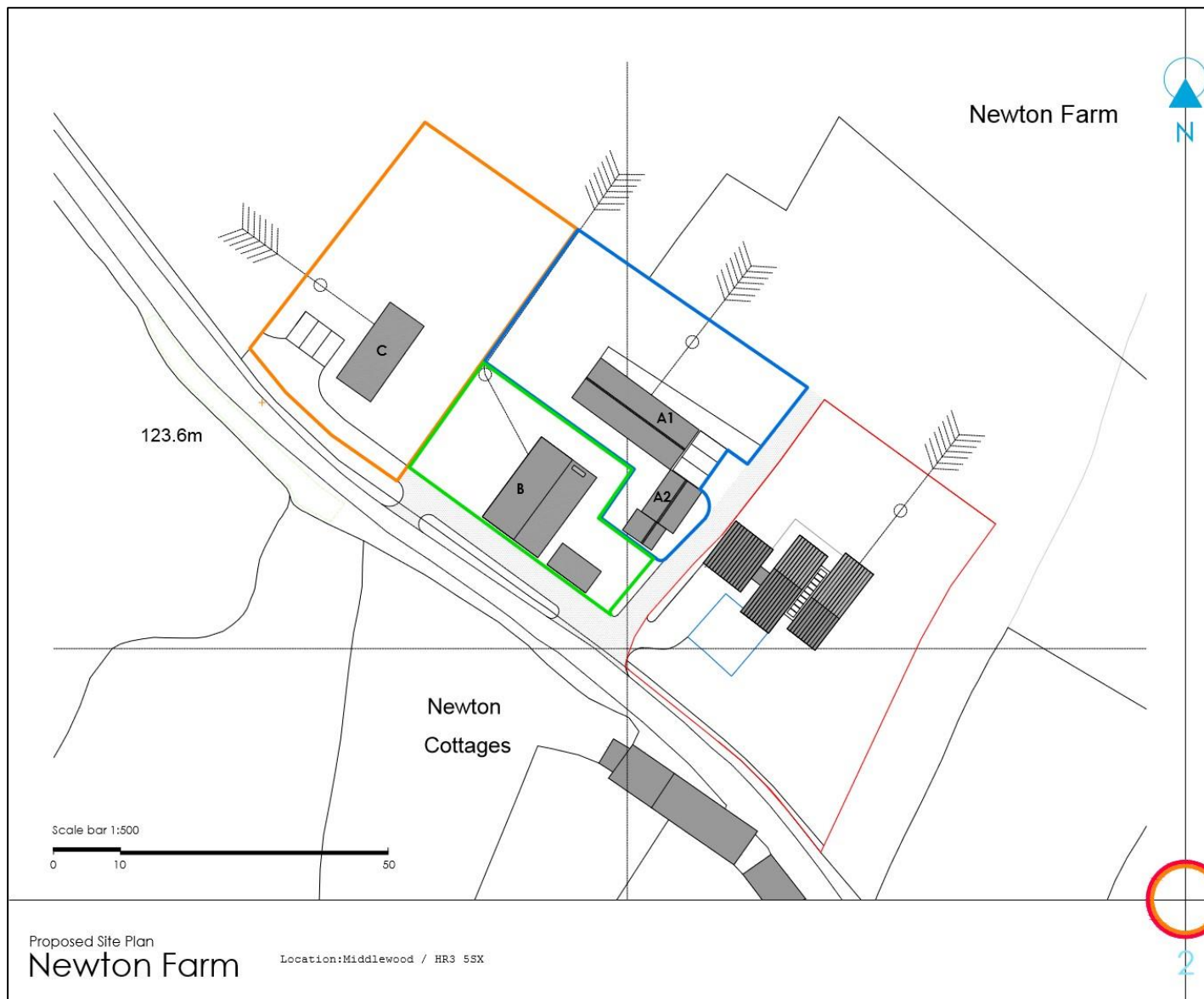
NFQ A 008

Barns A1 & A2

Proposed Conversion
Newton Farm

Location: Middlewood / HR3 5BX
Client Name: Hay Wired Homes





Agents Note

Buyers are asked to note that some of the access points may vary from the those currently shown on the plans.

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

Out of hours contact: Harry Aldrich-Blake
07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161
Email: hereford@sunderlands.co.uk

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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