



BARNS AT GREEN FARM PRESTON-ON-WYE HEREFORD HR2 9JT

Offers Over **£275,000**
FREEHOLD

Superb development opportunity in a lovely village location close to the River Wye, Detailed Planning for 4 new dwellings, Listed Building Consent, main drainage available.



BARNs AT GREEN FARM

- Superb residential development
- Lovely village location
- Close to the River Wye
- Detailed planning for 4 dwellings
- Listed building consent
- Mains drainage available



3D View 1



3D View 2



1 North Elevation
1:100



LOCATION

The site is located in the heart of the popular village of Preston-On-Wye which lies close to the River Wye with some lovely local walks and is between the Cathedral City of Hereford (10 miles) and the Market Town of Hay-on-Wye (12 miles). Within Preston-On-Wye there is a village hall, public house and church and further amenities are available in Madley (3.5 miles) where there is also a shop/post office, a tennis club and primary school. The nearest secondary schools are in Kingstone and Peterchurch (Fairfield High School) both of which are 5 miles away.

THE SITE

Is predominantly level and lies within the grounds of Green Farm which is a 17th Century Grade II Listed property.

ACCESS

Access will via a splayed entrance drive, the costs of which to be shared between the purchaser and owner of unit no. 5.

PLANNING PERMISSION

Detailed Planning Permission was granted on 8th November 2019, subject to conditions, and is deemed to be live, with the agricultural barns shown on the approved plans having since been demolished.

A copy of the planning permission is available on the Herefordshire Council Planning Portal under application reference 190966.

Listed Building Consent was also granted on 8th November 2019 under application reference 190967.

THE DEVELOPMENT

4 new build properties of traditional style brick stonework and boarding with slate roofs in a courtyard style terrace. Since planning permission was approved, the vendor has acquired

additional green land which logically could be allocated to Units, 1,2 & 3.

The development comprises as follows:-

UNIT 1

Ground Floor - Kitchen/Dining Room, Sitting Room, Utility Room, WC.

First Floor - 4 Bedrooms (2 en-suite), Bathroom.

Approx 157 sq m - TBC

Car-port and 2 further car-parking spaces.

UNIT 2

Ground Floor - Kitchen/Dining Room, Sitting Room, Utility Room, WC.

First Floor - 3 Bedrooms (1 en-suite), Bathroom.

Approx 135 sq m- TBC

Car-port and 2 further car-parking spaces.

UNIT 3

Ground Floor - Entrance Hall, WC, Utility Room, Open-plan Kitchen/Living/Dining Room.

First Floor - 3 Bedrooms (1 en-suite), Bathroom.

Approx 189 sq m - TBC

Car-port and 2 further car-parking spaces.

UNIT 4

Ground Floor - Entrance Hall, Utility Room, WC, Open-plan Kitchen/Living/Dining Room.

First Floor - 3 Bedrooms, Bathroom.

Approx 122 Sq m - TBC

Car-port and 2 further car-parking spaces.

SERVICES

Mains electricity, water and drainage are understood to be available for connection - potential purchasers must satisfy themselves as to the cost and availability thereof.

TENURE

Freehold - vacant possession on completion.

VIEWING

By appointment with agent - access via double gates opposite village hall.

DIRECTIONS

There are various ways of accessing Preston-On-Wye from Hereford but we suggest leaving Hereford on the A465 towards Abergavenny and then, just after Belmont Abbey, turn right onto the B4349 towards Clehonger and Hay-on-Wye. Continue through Clehonger towards Madley on the B4352 and into Madley passing the Red Lion public house on the right-hand side and then turn right, as signposted Preston-On-Wye. Continue for about 2 miles and then turn left as signposted Preston-On-Wye. Continue into the village passing the public house on the left-hand side and the site is located on the left (opposite the village hall).

WHAT 3 WORDS

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Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

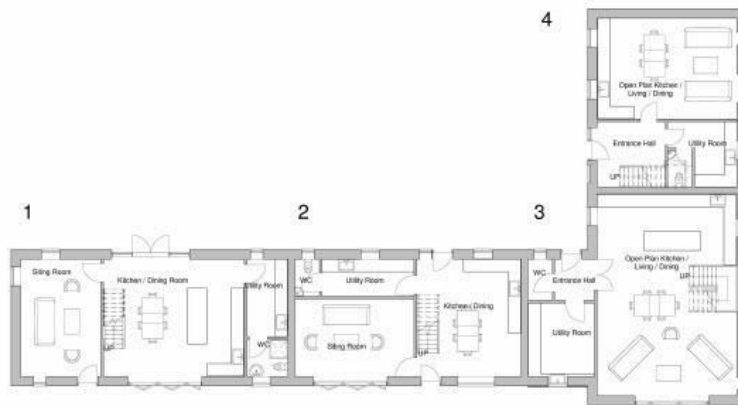
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



BARNS AT GREEN FARM



2 **First Floor**
1:100



1 **Ground Floor**
1:100

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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