

NORTH WEST HEREFORDSHIRE

Kington 5 miles. Hereford 17 miles.

AN OUTSTANDING DEVELOPMENT SITE

NEW HOUSE FARM

ALMELEY

KINGTON

HR3 6LJ



3 BEDROOM FARMHOUSE

**RANGE OF FARMBUILDINGS WITH CONSENT
FOR CONVERSION INTO 5 DWELLINGS**

FOR SALE BY INFORMAL TENDER

As a whole or in 2 Lots

viz:

Lot 1 – 3 Bedroom House

Lot 2 – Modern Buildings with Consent for Conversion into 5 Dwellings

TENDER CLOSING DATE – 29TH SEPTEMBER 2021

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

New House Farm occupies an unspoilt rural location close to the village of Almeley in North West Herefordshire. The vibrant village of Eardisley (2 miles) provides an excellent selection of local amenities. More extensive amenities are available in the market town of Kington (5 miles) or the Cathedral City of Hereford (17 miles).

DIRECTIONS

From Hereford take the A441 for about 16 miles. Having passed Lemore Manor take the next right hand turn signposted Almeley. Proceed along this road for about one mile and New House Farm will be found on the right hand side of the road.

GRID REFERENCE

SO 331680 251636.

POST CODE

HR3 6JL.

TENURE

The property is offered with vacant possession upon completion.

SERVICES

Mains **electricity** and **water** are connected to the property. **Drainage** is to a private disposal system.

OUTGOINGS

Council Tax Band C.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

MODE OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted to the Agents Office, to arrive by 12 Noon on Wednesday 29th September 2021.

VENDORS SOLICITORS

Harrison Clark Rickerbys, Hereford. Tel: 01432 349670. (Attn. M Hayes).

VIEWING

Viewing of the residence is by appointment with the Agents.

AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

PARTICULARS OF SALE

AN OUTSTANDING DEVELOPMENT OPPORTUNITY

**NEW HOUSE FARM
ALMELEY
HR3 6LJ**



LOT 1 – THE FARMHOUSE

THE PROPERTY

New House Farm occupies an excellent location in North West Herefordshire commanding attractive views over the surrounding countryside.

The property comprises a 3 Bedroom Farmhouse and a Range of Modern Buildings. Planning consent has been granted for conversion of the buildings into 5 Dwellings.

THE FARMHOUSE

The farmhouse is approached over a private entrance drive leading off an unclassified council road. It is principally constructed of brick elevations under a slated roof. The property has potential for extension and modernisation. The accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall: with panelled radiator; cupboard off.

Sitting Room: (approx. 13'7" x 12'1" max) with stone fireplace and panelled radiator.

Dining Room: (approx. 11'9" x 10'0") with exposed beams and panelled radiator.

Kitchen: (approx. 12'5" x 9'5" max) with fitted kitchen units and tiled floor.

Inner Hall:

Bathroom: with panelled bath, low level w.c., wash hand basin, panelled radiator, cupboard off.

Rear Hall: (approx. 15'9" x 4'8") with Worcester central heating boiler.

ON THE FIRST FLOOR

Landing: with hatch to roof space.

Bedroom No. 1: (approx. 13'6" x 11'9") with panelled radiator and **Airing Cupboard off.**

Bedroom No. 2: (approx. 10'0" x 9'4") with panelled radiator.

Bedroom No. 3: (approx. 12'1" x 8'0") with panelled radiator.

OUTSIDE

Rendered brick, block and felt flat roof **Garage** (approx. 20'0" x 9'10") with up and over door and **Store** at end.

LOT 2 – THE FARMBUILDINGS

The Modern Farmbuildings comprise:

Four bay steel, corrugated iron, Yorkshire board and fibrous cement **Covered Yard** (60' x 40') with concrete floor.

3 bay steel, concrete block, corrugated iron and fibrous cement open sided **Dutch Barn** (45' x 25').

PLANNING CONSENT

The Herefordshire Council granted Prior Approval for Change of Use of the Modern Buildings into 5 Residential Units (Class Q) on 2nd March 2021 (Ref 204593).

A copy of this consent is attached to the sales particulars.

PROPOSED DEVELOPMENT

3 BAY DUTCH BARN – BUILDING A

Prior Approval for Conversion into 3 Bedroom Dwelling

ON THE GROUND FLOOR

Entrance Hall: with **Cloakroom** and Stairs off

Kitchen/Dining Room:

Utility Room:

Sitting Room:

ON THE FIRST FLOOR

Landing:

Master Bedroom: with **Dressing Room** and en suite **Bathroom** off.

Bedroom No. 2: with en suite **Shower Room**.

Bedroom No. 3: with en suite **Shower Room**.

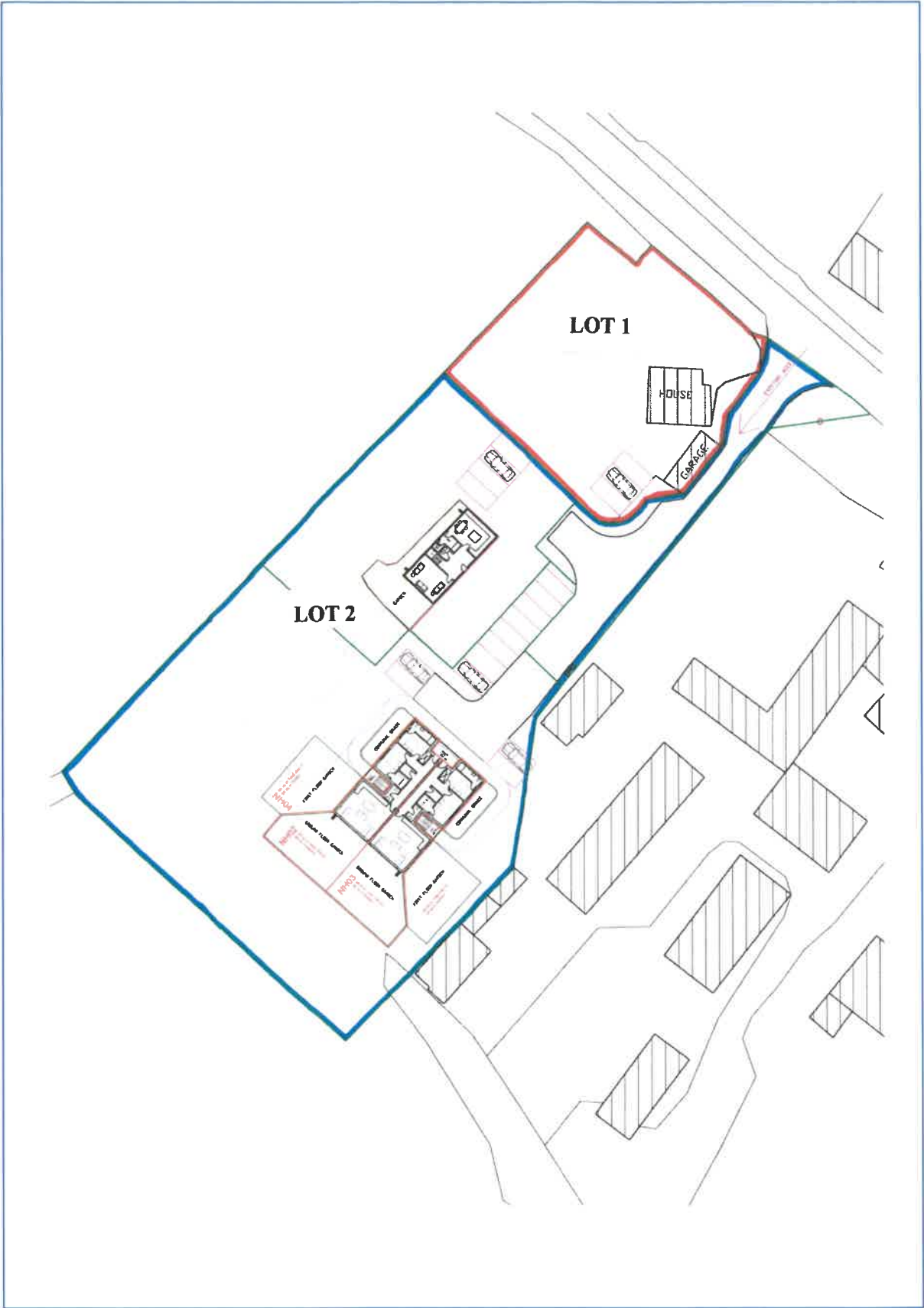


4 BAY COVERED YARD – BUILDING B

Prior Consent for Conversion into 4 x 2 Bedroom Apartments. Each Apartment will comprise:

- Hall:**
- Open Plan Kitchen/Sitting Room:**
- Cloakroom:**
- Utility Room:**
- Bedroom No 1:** with en suite **Bathroom.**
- Bedroom No. 2:** with en suite **Shower Room.**





DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED (CHANGES OF USE)

Applicant:
Mr Kinsey Hern
F C Jones & Co
Upper House
Lyonshall
Kington
HR5 3JN

Agent:

Application code: 204593	
Date of receipt of application: 5 January 2021	Grid ref: 331680, 251636

Proposal:

SITE: Buildings at New House Farm, Almeley, Herefordshire,
DESCRIPTION: Prior approval for change of use of agricultural buildings for residential use (5 No. dwellings - 4 smaller and 1 larger) and associated works.

Determination under Part 3 of Schedule 2
THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that:-

PRIOR APPROVAL IS GRANTED, subject to conditions:-

The development shall be carried out in accordance with the details approved by the local planning authority (list drawing nos. and other supporting information) unless the local planning authority and the developer agree otherwise.

- 1 Development under Class Q is permitted subject to the condition that development under Class Q (a) and under Class Q (b), if any, must be completed within a period of 3 years starting with the date of this permission.

Reason: In accordance with Condition (3) as outlined under Conditions of Class Q under Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans (planning statement, structural report and drawings validated on 5 January 2021) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informatives:

- 1 The applicant is advised that in accordance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, it is a condition of any planning permission granted by a General Development Order that is likely to have a significant effect on a European site (either alone or in combination with other plans or projects), that works should not commence until the developer has received written notification of the approval from the local planning authority under Regulation 77. The applicant should therefore be satisfied before commencing works that the development will not have any likely effect on any European Site. In addition, applicants are advised that they can, if they choose to, apply to Natural England as the appropriate Nature Conservation body, under Regulation 76 of Regulations (as amended) prior to making any necessary application to the Local Planning Authority under Regulation 75.

- 2 The attention of the applicant is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). This gives statutory protection to a number of species and their habitats. Other animals are also protected under their own legislation. Should any protected species or their habitat be identified during the course of the development then work should cease immediately and Natural England should be informed. They can be contacted at: Block B, Government Buildings, Whittington Road, Worcester, WR5 2LQ. Tel: 0300 060 6000.

The attention of the applicant is also drawn to the provisions of the Conservation of Habitats and Species Regulations 2010. In particular, European protected animal species and their breeding sites or resting places are protected under Regulation 40. It is an offence for anyone to deliberately capture, injure or kill any such animal. It is also an offence to damage or destroy a breeding or resting place of such an animal.

- 3 The proposed development may not have access to mains water and be reliant on a private water supply. The applicant is advised that the Private Water Supplies (England) Regulations 2016 (as amended) and the Water Supply (Water Quality) Regulation 2016 are likely to apply. In accordance with these Regulations and the Building Regulations 1984 the water must be of a potable and safe standard. If the supply is to be used for shared or commercial purposes including renting, the private Water Supplies (England) Regulations 2016 specify that the water supply cannot be used until it has been risk assessed by the local authority's private water supplies team (01432 261761) and found compliant. Applicants that are connecting to existing private water supplies or accessing sources of water on land over which they have no control are advised to give careful and specific attention to contractual/civil arrangements including rights of access, maintenance arrangements, provision of alternative water supply are agreed in writing at the outset

Planning Services
PO Box 4
Hereford
HR4 0XH

Date: 2 March 2021



**ANDREW BANKS
DEVELOPMENT MANAGER**

FORM OF INFORMAL TENDER

**NEW HOUSE FARM, ALMELEY
KINGTON, HR3 6LJ**

Informal Tender Closing Date – Wednesday 29th September 2021, 12 Noon.

Subject to Contract, I/We offer, the sum of:

Lot 1: £

Lot 2: £

For the property as a whole: £
(figures and words)

This is my/our best and final offer.

- My/Our position is: 1. Cash Purchaser(s) with finance available.
(delete as appropriate) 2. Finance required (no property to sell).
 3. Subject to sale of current property.

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

This form is to be returned no later than 12 Noon on Wednesday 29th September 2021 to:
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'New House, Almeley'.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or low.