

Cwarelau Barn, Newton St. Margarets, Hereford, HR2 0QT For Sale by Informal Tender

A Grade II Listed stone barn, which was originally a 16th Century farmhouse, with planning consent for conversion into a two bedroomed dwelling, situated in an idyllic rural location with stunning views towards the Black Mountain range and approximately 8 acres of pastureland.



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A Grade II Listed stone barn with planning consent for conversion into a two bedroomed dwelling, situated in an idyllic rural location with stunning views towards the Black Mountain range and approximately 11 acres of pastureland.

The property comprises the following accommodation (measurements are provided for identification only):

Description

Cwarelau Barn presents a wonderful opportunity to convert a beautiful Grade II Listed stone barn, which originally was a 16th Century farmhouse, into a an attractive two bedroomed dwelling with stone walled boundary around the barn, detached outhouse and with the added benefit of 8 acres of pasture land.

The property is situated in the open countryside, with a neighbouring property to the rear and approximately 12.5 miles from the market town of Hay-on-Wye and approximately 20 miles to the Cathedral city of Hereford.



Planning and Listed Building Consent

The barn has received planning consent for conversion into a two bedroomed dwelling along with a new private driveway off the council maintained road, Cwarelau Road, which was granted in June 2019, application number: 172857.

Listed buildings consent for the conversion of the barn into a dwelling was granted by the County of Herefordshire District Council in June 2019, application number: 172858.

Further details with regards these applications can be found on Herefordshire Council website (www.herefordshire.gov.uk) under their planning section.

Stone Barn

The barn at present is constructed of stone walls, with stone and block lean-to under a pitched roof. To the ground floor of the original barn is a partially flag stoned floor, an historic fireplace and integral spiral staircase to the first floor which is partially boarded.

Across the yard is a detached stone outhouse under a pitched roof.

Furthermore, there is a stone wall which wraps itself around the property and yard area.

Conversion

The approved drawings incorporate the following accommodation and are as follows:

Ground Floor

Comprising of a kitchen, utility room, shower room, living room and dining room.

First Floor

Comprising of landing with stairs from the ground floor and two bedrooms both with an en-suite.

Outside

The site plan attached identifies the area of land included with Cwarelau Barn. The yard area provides ample space for gardens and a parking area.

Land

Approximately 8 acres of generally level pastureland.

Services

Water - We have been informed that mains water is connected to the property.

Drainage - Private drainage as per the planning consent.

Electricity - Mains electricity is available nearby. It is advised that prospective purchasers make their own enquiries.



Method of Sale

The property is offered for sale by Informal Tender as described in these particulars (unless previously sold). Informal tenders are to be received in writing at the agent's office on the prepared form no later than midday on the 18 October 2019. Envelopes containing tenders to be marked "Private & Confidential and Tender for Barn at Cwarelau".

Tenders to be delivered to the vendor's agents; McCartneys LLP, 40 High Street, Brecon, Powys, LD3 7AP and marked for the attention of Mr Simon Edwards.

Please note that the vendor reserves the right not to accept the highest or any informal tender and reserves the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Hay-on-Wye take the B4348 for approximately 4 miles, turn right to stay on the B4348 and remain on this road for approximately 8.5 miles.

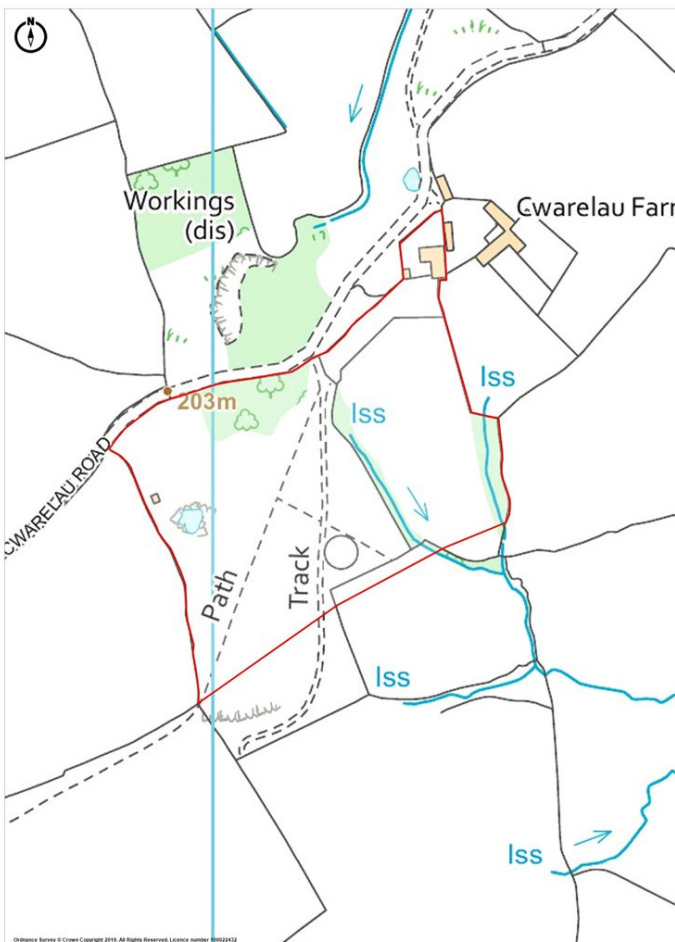
Turn right towards Vowchurch and continue on this road for approximately 5.5 miles and take the left hand turn onto Percival PI, which leads onto Old School Sarahs Tn, then onto Old School Mid Mc for approximately 5.5 miles.

Take the left hand turn onto Cwarelau Road and follow the council maintained road leading onto a private road where the property can be found on your right hand side and identified with a McCartneys LLP for sale board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01874 610990

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Out of Hours contact Simon Edwards: 07814 475839



Details Last Updated: Wednesday, 18 September 2019

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186

INFORMAL TENDER SHEET

TO BE RECEIVED AT MCCARTNEYS BRECON PROPERTY OFFICE
ONLY BY MIDDAY ON FRIDAY, 18 OCTOBER 2019

Ref: Cwarelau Barn and Land, Newton St. Margarets, Hereford, Herefordshire, HR2 0QT

FULL NAME.....

ADDRESS.....

TELEPHONE NUMBER.....MOBILE.....

SOLICITORS.....

SOLICITORS CONTACT NUMBER.....

TENDER AMOUNT (IN FIGURES).....

TENDER AMOUNT (IN WORDS).....

CASH/MORTGAGE (DELETE AS APPLICABLE)

IS YOUR OFFER SUBJECT TO ANY CONDITIONS/RESTRICTIONS (DELETE AS APPLICABLE)

IF YES FOR ABOVE, PLEASE GIVE DETAILS

I/We hereby confirm the above informal tender for **Cwarelau Barn and Land, Newton St. Margarets, Hereford, Herefordshire, HR2 0QT** as outlined within the details; that the vendor reserves the right to not accept the highest or any informal tender and reserve the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser. Offers are to be received by the selling agent in an envelope marked **'PRIVATE AND CONFIDENTIAL'** and **TENDER for Cwarelau Barn and Land, Newton St. Margarets, Hereford, Herefordshire, HR2 0QT** By no later than **Midday on Friday, 18 October 2019** and be address to **Mr Simon Edwards, McCartneys LLP, 40 High Street, Brecon, Powys, LD3 7AP.**

Signed..... Dated.....