

FOR SALE BY INFORMAL TENDER

Tender closes closing at midday on the 20th May 2022.

The Florence, Ewyas Harold Common, Ewyas Harold,
Hereford, HR2 0JG

A rare opportunity to purchase a wonderfully situated steel barn with far reaching views, with planning consent for residential conversion (1 bedroom dwelling) and set within approximately 0.42 acres of land. All on the edge of Ewyas Harold Common.



McCartneys Rural Department

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The Property: - A rare opportunity to purchase a wonderfully situated steel barn with far reaching views, with planning consent for residential conversion (1 bedroom dwelling) and set within approximately 0.42 acres of land. All on the edge of Ewyas Harold Common.

Planning: - Planning consent has been granted for the 'Proposed change of use of agricultural building to a smaller dwellinghouse and the building works necessary to facilitate the change of use'.

Consent has been granted by Hereford Planning Department under reference P220060/PA4.

This planning consent is a (Part 3) Class Q - Prior Approval. Any prospective purchaser is advised to obtain professional advice prior to the submission of a tender.

A link to the planning documents can be found as follows:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=220060&search-term=E04000756&search-service=parish&search-source=Parish&search-item=Ewyas%20Harold

Locality: - The property is situated on the edge of Ewyas Harold Common which is a very special and unique part of Herefordshire. The common extends to approximately 125 acres and is owned by a Ewyas Harold Common Trust.

The common sits on a plateau above the Golden Valley and has a long history dating back to before the Norman Conquest.

For further information about the common, please see the website of the Trust as follows:

<https://ehct.org.uk/the-common/>

Method of Sale - The property is offered for sale by Informal Tender (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 20th May 2022. Envelopes containing tenders to be marked 'Private and Confidential - Tender for The Florence'

Please note that the vendor reserves the right not to accept the highest or any informal tender received.

Tenders to be delivered to the vendor's agents: McCartneys LLP, 11 High Town, Hay on Wye, HR3 5AE.

Access: - The land is accessed via a track across Ewyas Harold Common. Please use the location plan to access the property and not 'Sat Nav'.

Basic Payment Scheme: - There are no entitlements available for transfer with this sale. The land is registered with Rural Payment Wales (RPW).

Wayleaves, Easements and Rights of Way: - The property is sold subject to and with the benefit of all wayleaves, easements, rights of way both public, private, declared, and undeclared.

Elevation: - The land sits at approximately 190 metres above sea level and generally has an easterly aspect.

Boundaries: - The boundaries of the land are well defined by stock proof fencing.

Health & Safety: - The agents advise all prospective purchasers when viewing the property to take due care and not to enter the buildings without the agent being present.

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: See Location Plan.

VIEWING: By appointment through selling agents - McCartneys LLP: 01497 820778

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

Details Last Updated: Sunday, 27 March 2022

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 given 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 HAY PROPERTY OFFICE - BY MIDDAY ON FRIDAY, 20TH MAY 2022

Ref: The Florence, Ewyas Harold Common, Herefordshire, HR2 0JG.

Full Name

Address

.....

.....

Telephone Number Mobile

Solicitors

Solicitors Contact Number

Offer: £ (pounds)..... (words)

Cash/Mortgage (delete as applicable)

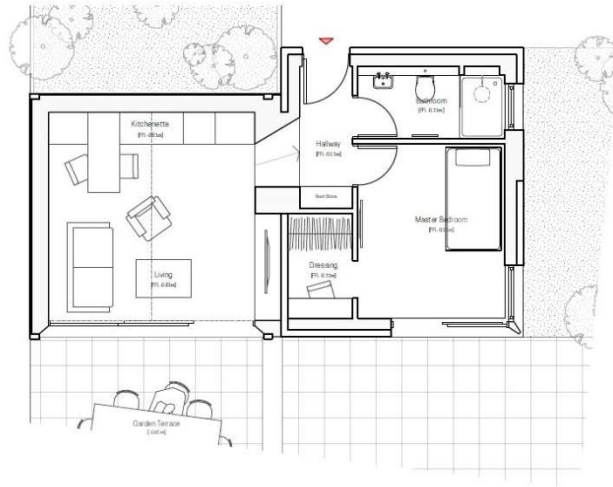
Is your offer subject to any conditions/restriction (delete as applicable)

If yes for above, please detail below:

.....
.....

I/We hereby confirm the above informal tender for The Florence, Ewyas Harold Common, Herefordshire, HR2 0JG as outlined within the details. The vendors reserve 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 The Florence, Ewyas Harold Common, Herefordshire, HR2 0JG. By no later than Midday on Friday, 20th May 2022 and addressed to McCartneys LLP, 11 High Town, Hay on Wye, HR3 5AE.

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



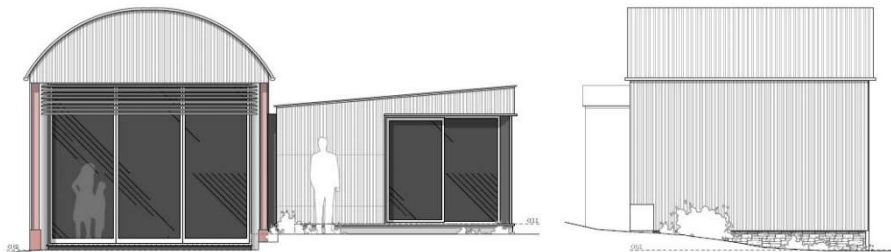
111 | PROPOSED FLOOR PLAN
1:50 @ A3

KODA

101407905695
E: info@kodaoffice.com
W: www.kodaoffice.com

Client: Cleveland Nicky Gerrard
Building adjacent to Hill Place,
Gangway Road, Gateshead, Newcastle
NE7 2SL

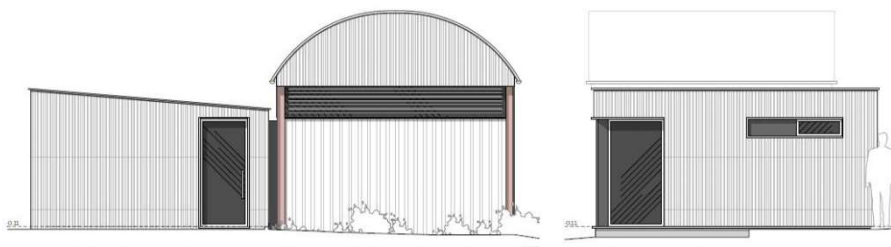
Ref: 1593 111
Date: NOVEMBER 2021
Scale: 1:50 @ A3
Author: JM
Status: PLANNING
Type: PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION
1:50 @ A3

PROPOSED SIDE ELEVATION
1:50 @ A3

- 1 EXISTING GALVANISED STEEL
- 2 BLACK ZINC
- 3 EXISTING STEEL STRUCTURE (PAINTED)
- 4 STEEL CLAUDE
- 5 ALUMINIUM DOOR/WINDOW
- 6 EXISTING STONEWORK



PROPOSED REAR ELEVATION
1:50 @ A3

PROPOSED SIDE ELEVATION
1:50 @ A3

KODA

101407905695
E: info@kodaoffice.com
W: www.kodaoffice.com

Client: Cleveland Nicky Gerrard
Building adjacent to Hill Place,
Gangway Road, Gateshead, Newcastle
NE7 2SL

Ref: 1593 211
Date: DECEMBER 2021
Scale: 1:50 @ A3
Author: JB
Status: PLANNING
Type: PROPOSED ELEVATIONS

211 | PROPOSED ELEVATIONS
1:50 @ A3





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Since 1874

