

**Barns at Weston Farm, Bockleton, Tenbury Wells,  
Worcestershire, WR15 8PP.**



**A wonderful range of traditional farm buildings with planning permission for residential conversion into four country homes.**

**GUIDE PRICE £635,000**

**FOR SALE BY PRIVATE TREATY**

## Barns at Weston Farm, Bockleton, Tenbury Wells, Worcestershire, WR15 8PP

**A splendid development site in an outstanding setting.**

**Lovely courtyard of traditional farm buildings with planning permission for four detached dwellings.**

### **Situation**

Weston Farm Barns are situated at the end of a no-through country lane amidst glorious unspoilt countryside on the Herefordshire/Worcestershire borders. It lies about four miles south of Tenbury Wells. Tenbury has an extensive range of amenities including junior and senior schools together with a recently opened Tesco supermarket. Leominster and Ludlow are within easy reach and the property is accessible for the cathedral cities of Hereford and Worcester. Leominster is on the Manchester to Cardiff railway line and both Hereford and Worcester have services to London Paddington.

### **Description**

This is an increasingly rare opportunity to acquire a range of historic buildings which are principally of stone and half-timbered construction. When converted they will create a range of individual country houses with a wealth of exposed timbers.

As a summary, the properties would comprise;

Unit 1) A four bedroom detached property – 2368 sq.ft.

Unit 2) A two bedroom detached single storey property – 1232 sq.ft.

Unit 3) A three bedroom two storey detached property – 1959 sq.ft

Unit 6) A compact two bedroom detached property – 834 sq.ft.

A copy of the floor plans, site plan and planning consents are attached to these sales particulars. The site plan is strictly for identification purposes only. Please note; Units 4 and 5 are excluded from the sale.

### **GENERAL INFORMATION**

#### **Services**

Electricity. The purchasers must enquire with Western Power as to the connection costs for this development.

Water. The purchasers must enquire with Severn Trent as to the cost of connection to mains water.

Drainage. This will be to a new bio disc treatment plant within the curtilage of the property to be sold. Please note barn 6 will have a separate treatment plant just outside its curtilage.

A public footpath runs over the far north/north eastern boundary of the site, to the rear of barn 1.

Boundaries – all boundaries to the site will be the responsibility of the purchaser.

Ecological survey – An ecological survey was carried out by Collins Environmental Consultancy Ltd and a report was prepared dated February 2008. The Vendor had a further updated survey carried out in January 2016.

Vendors Solicitor – CBTC Millichips, 3<sup>rd</sup> Floor Guardian House, Cronehills Linkway, West Bromwich, B70 8GS.

#### **Agents Note**

The purchasers will be responsible for the construction of a new section of bridleway, following the diversion order. Please note this will be outside the curtilage of Weston Farm Barns.

The purchasers will be responsible for the creation of three passing bays along the approach council roadway with specification to be agreed.

**Directions**

From Tenbury Wells proceed in a south westerly direction on the A4112 towards Leysters/Leominster. After 1.4 miles turn left off Oldwood Common signposted Bockleton/Hatfield/Puddleston. Proceed along this road before turning right towards The Old Manor House (Hill Farm) and Weston Farm. This is indicated by the Agent's direction board. Bear to your left before locating Weston Farm ahead.

**Fixtures and Fittings**

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

**Local Authority**

Malvern Hills District Council Tel: 01684 862151





Town and Country Planning Act 1990  
**APPROVAL**  
**FULL PLANNING PERMISSION**

**Name and Address of Applicant**

Mr George Hadley  
Weston Farm  
Bockleton  
Tenbury Wells  
WR15 8PP

**Name and Address of Agent (if any)**

Mr Ken Pearce  
JBD Architects  
Birches Knoll  
The Studio  
Westhope  
Hereford HR4 8BU

**Part I - Particulars of Application**

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Date of Application: 12/08/2016

Application No: 16/01238/FUL

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Grid Ref: Easting: 358719 Northing: 263113

PROPOSAL: Conversion of 5 redundant farm buildings to 4 dwellings with associated landscaping and garages.

LOCATION: Weston Farm, Bockleton, Worcestershire, WR15 8PP

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Statement of Positive and Proactive Working

In dealing with this application, the council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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**Part II - Particulars of Decision**

The Malvern Hills District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following condition(s) (if any):

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform to the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in complete accordance with the following submitted plans, Site Plan as Proposed-5976-04, Proposed Floor Plans-5976-26 (Barn 1), Proposed Elevations-5976-27(Barn 1), Proposed Garage (For Barn 1) -5976-15Rev A, Proposed Floor Plans and Elevations-5976-28(Barn 2), Proposed Floor Plans and Elevations-5976-29 (Barn 3), Proposed Floor Plans and Elevations-5976-30(Barn 3),

Proposed Garage (For Barn 3)-5976-16, Barns 4&5 as Proposed-5976-11, Elevations as Proposed-5976-12 (Barns 4&5), Barns 4&5 Elevations as Proposed-5976-13 and Proposed Surface and Foul Water Drainage-5976A(--)-002 rev A, unless where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans, in the interests of a satisfactory form of development.

3. Samples and/or Trade descriptions of materials to be used externally on walls and roofs of the garages shall be submitted to and approved in writing by the Local Planning Authority before any works on the site commences.

Reason: To ensure that the new materials harmonise with the surroundings.

4. All repairs to external walls shall be made good in materials to match in form, texture and colour those of the existing buildings.

Reason: To ensure that the new work harmonises with the existing Barns.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no works referred to in Schedule 2, Part I Class A, B, C, D, E, G and H (other than those expressly authorised by this permission) shall take place within the curtilage of the approved dwellings without the prior written consent of the Local Planning Authority.

Reason: To bring any future development or proposed change to the elevations of the buildings under planning control to ensure the character of the buildings are retained.

6. The garages shown on the approved plans shall be kept available for car storage use and shall not be converted into habitable accommodation.

Reason: In order to ensure that garage accommodation remains available for the residential use and so as to restrict pressure for additional or alternative garaging in new buildings, which may harm the setting and character of the barns.

7. Before any work on the site commences a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out concurrently with the development and completed within one year of substantial completion of the development. Any trees or shrubs dying or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. The landscaping/planting required to be carried out shall thereafter be retained and maintained in accordance with the approved scheme.

Reason: To ensure the environment of the development is improved and enhanced.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Boundary treatments shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of visual and residential amenity.

9. Prior to the commencement of development, details of the proposed finishes for all

external joinery shall be submitted to and approved in writing by the Local Planning Authority. The finishes so approved shall not thereafter be changed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the character and appearance of these rural buildings.

10. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include robust arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure the continued operation and maintenance of drainage features serving the site for the lifetime of the development, reduce the impact of this development on the surrounding surface water environment and improve water quality.

11. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been provided. These areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

12. No development shall take place until a programme of Historic Building recording and Interpretation, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording;
- The programme for post investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation;
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;

Reason: To record and safeguard the historic pattern of development within the District.

13. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under previous condition, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard and record the historic pattern of development within the district.

The applicant/agent is advised that for any conditions above which require further information, an application for discharging of planning conditions must be submitted to the Local Planning Authority. This form is available to download from the Council's website [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk) or from the Customer Contact Centre, Tel: 01684 862151. From 6th April 2008, the government has introduced a charge for such requests of £97.00 per request, or £28.00 for householder type applications.

*Duncan Rudge*

**Date: 29.11.2016** **Development Control Manager (Planning Services)**  
**The Council House Avenue Road Malvern Worcs WR14 3AF (See Notes Attached)**

**Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.**

Notes for Applicant:

- i This permission does not grant approval under the Building Regulations 2000 for which a separate application may be required. You are advised to contact the Building Control Section on telephone helpline number 01684 862151 should you require further advice.
- ii **Registering a new address?** Malvern Hills District Council has the responsibility to ensure that all new properties have an official address and are officially registered. Part of the process is to notify the necessary internal departments of the Council and external authorities, such as Royal Mail and the emergency services.

When work has started please contact the Council, either by post to Street Naming and Numbering Officer, Malvern Hills District Council, The Council House, Avenue Road, Malvern WR14 3AF or electronically to the [snnteam@malvern hills.gov.uk](mailto:snnteam@malvern hills.gov.uk). Alternatively you can register on line at:  
<http://www.malvern hills.gov.uk/cms/planning/street-naming-and-numbering.aspx>

- iii This permission does not grant approval or in any way overrides the requirement to comply with any restrictive covenant(s) that may be on the land. You should be aware that there is a risk involved in proceeding with development without clarifying whether there are any relevant covenants relating to the property.
- iv Your attention is drawn to the Party Wall Act 1996. If you intend to carry out building work which involves:
  - work on an existing wall shared with another property;
  - building on the boundary with a neighbouring property;
  - excavating near a neighbouring building;

you should find out whether that work falls within the scope of the Act. If it does, you must serve the statutory notice on all those defined by the Act as adjoining owners. You may wish to seek professional advice. However, two guidance booklets have been published entitled "The Party Wall etc. Act 1996: Explanatory Booklet" or "A Short Guide to the Party Wall etc. Act 1996", both are available from Communities Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB. Tel: 0870 1226 236, Fax: 0870 1226 237. These documents are also available on the Communities

website: <http://www.communities.gov.uk/partywall-1996>.

**If you require this document in large print, Braille, on tape, or in a language other than English, please call the Customer Contact Centre on 01684 862151**

اگر آپ یہ جانکاری کسی اور شکل میں چاہتے ہیں تو براہ کرم مرکز برائے خدمت خریداران [Customer Service Centre] سے 01684 862151 پر رابطہ قائم کریں

ਜੇ ਤੁਸੀਂ ਇਸ ਜਾਣਕਾਰੀ ਨੂੰ ਕਿਸੇ دوسرے روپ (ਫਾਰਮੈਟ) ਵਿਚ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਗਾਹਕ ਸੇਵਾ ਸੈਂਟਰ [Customer S C] ਨਾਲ 01684 862151 'ਤੇ ਸੰਪਰਕ ਕਰੋ

如果您需要本份資料以另一種版本呈現, 請聯絡 [Customer Service Centre] 顧客服務中心, 電話: 01684 862151

Niniejsze informacje w innej postaci, zamówić można w Centrum Obsługi Klientów [Customer S C] pod nr tel. 01684 862151

**This document is also available in large print upon request**

Mr George Hadley  
Weston Farm  
Bockleton  
Tenbury Wells  
WR15 8PP

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2010  
PART 2  
TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Please note, *only the applicant* possesses this right of appeal.

Appeals must be made using a Planning Appeal Form which you can get from the Planning Inspectorate at Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at: <https://www.gov.uk/appeal-planning-inspectorate>. If requesting forms from the Planning Inspectorate, please state the appeal form you require.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance



Town and Country Planning Act 1990  
**APPROVAL**  
**FULL PLANNING PERMISSION**

**Name and Address of Applicant**

Mr George Hadley  
Weston Farm  
Bockleton  
Tenbury Wells  
WR15 8PP

**Name and Address of Agent (if any)**

Ken Pearce  
JBD Architects  
Birches Knoll  
The Studio  
Westhope  
Hereford HR4 8BU

**Part I - Particulars of Application**

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Date of Application: 12/09/2016

Application No: 16/01235/FUL

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Grid Ref: Easting: 358762 Northing: 263140

PROPOSAL: Conversion of a redundant farm building to a dwelling with associated landscaping and garages.

LOCATION: Weston Farm, Bockleton, Worcestershire, WR15 8PP

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Statement of Positive and Proactive Working

In dealing with this application, the council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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**Part II - Particulars of Decision**

The Malvern Hills District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following condition(s)

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform to the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in complete accordance with the following submitted plans, Proposed Garage Plans - 5976-15, Barn 6 as Proposed - 5976-14 and Site Plan as Proposed-5976-04, unless where otherwise stipulated by conditions attached to this permission and Proposed Surface and Foul Water Drainage 5976 A (-) 002 Rev A, unless where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans, in the interests of a satisfactory form of development.

3. Samples and/or Trade descriptions of materials to be used externally on walls and roofs of the garage shall be submitted to and approved in writing by the Local Planning Authority before any works on the site commences.

Reason: To ensure that the new materials harmonise with the surroundings.

4. All repairs to external walls shall be made good in materials to match in form, texture and colour those of the existing building.

Reason: To ensure that the new work harmonises with the existing barn.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no works referred to in Schedule 2, Part I Class A, B, C, D, E, G and H (other than those expressly authorised by this permission) shall take place within the curtilage of the approved dwelling without the prior written consent of the Local Planning Authority.

Reason: To bring any future development or proposed change to the elevations of the building under planning control to ensure the character of the building is retained.

6. The garage shown on the approved plans shall be kept available for storage use and shall not be converted into habitable accommodation.

Reason: In order to ensure that garage accommodation remains available for the residential use and so as to restrict pressure for additional or alternative garaging in new buildings, which may harm the setting and character of the barns.

7. Before any work on the site commences a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out concurrently with the development and completed within one year of substantial completion of the development. Any trees or shrubs dying or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. The landscaping/planting required to be carried out shall thereafter be retained and maintained in accordance with the approved scheme.

Reason: To ensure the environment of the development is improved and enhanced.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Boundary treatments shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of visual and residential amenity.

9. Prior to the commencement of development, details of the proposed finishes for all external joinery shall be submitted to and approved in writing by the Local Planning Authority. The finishes so approved shall not thereafter be changed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the character and appearance of this rural building.

10. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

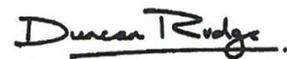
- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include robust arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure the continued operation and maintenance of drainage features serving the site for the lifetime of the development, reduce the impact of this development on the surrounding surface water environment and improve water quality.

11. Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, This area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway and pedestrian safety.

The applicant/agent is advised that for any conditions above which require further information, an application for discharging of planning conditions must be submitted to the Local Planning Authority. This form is available to download from the Council's website [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk) or from the Customer Contact Centre, Tel: 01684 862151. From 6th April 2008, the government has introduced a charge for such requests of £97.00 per request, or £28.00 for householder type applications.



Date: **Development Control Manager (Planning Services)**  
**The Council House Avenue Road Malvern Worcs WR14 3AF (See Notes Attached)**

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Notes for Applicant:

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