



BK Bruton
Knowles

est.1862

FOR SALE – UNIQUE DEVELOPMENT OPPORTUNITY (STP)

Barns and Land at Burton Farm, Linton, Ross-On-Wye, Herefordshire, HR9 7RR

www.brutonknowles.co.uk

CODE 5475

FOR SALE – BARNs WITH DEVELOPMENT POTENTIAL (Subject to Planning)

Unconditional and 'Subject to Planning' Offers are Invited by Informal Tender by Noon Wednesday 18th May 2022

Lot A – 0.85 Acre Range of Agricultural Buildings. **Lot B** – 0.66 Acres Land and Modern Agricultural Building

LOCATION

Linton is a village and civil parish in Herefordshire, England, approximately 3 miles east of Ross-on-Wye. The village church of St Mary's dates to the 13th century. Amenities include a public house, post office, and a village hall. The subject property is situated some 0.3 miles south of the settlement, equidistant to the east of the village of Bromsash. Ross-on-Wye provides all amenities associated with a large market town. Junction 3 of the M50 Motorway is some 1.7 miles to the north east of the site.

DESCRIPTION

The property comprises an established range of agricultural buildings, adjoining a wider holding of agricultural land. The buildings are currently in agricultural use and are accessed from either the lane to the south or via a private driveway to the north of the adjoining Grade II Listed Burton Mill. The Rudhall Brook runs along the southern boundary of the site. Sale boundaries are indicative and subject to formal agreement.

LOT A – Agricultural Buildings 0.83 Acres (Red)

Lot A comprises a range of agricultural buildings and hardstanding. The buildings comprise a mix of older arch top corrugated clad dutch barns to the east with lean to between, there are two more modern steel portal frame corrugated clad barns to the west, with lean-to between. Internal floors are predominantly concrete in the main sheds. The rear dutch barns are currently used for livestock rearing and front barns for storage of machinery, bedding and feed. Access is to be via either entrance.

LOT B – Modern Barn and Land 0.66 Acres (Blue)

Lot B comprises an area of hard surfaced yard space, grassland to the west and a modern steel portal frame shed with profile aluminium cladding, concrete upstand and elevational wooden cladding. The area of adjoining land is dissected by the Brook to the south. The building was consented in DS083236/S and a decision issued on 6/1/2009. The foundations were completed in September 2010. The lot will benefit from a shared access via the southern gateway or otherwise agreed. Sale boundaries are to be agreed.

Accommodation (GIA Approximately excluding Lean-to's)

Building	Area SQM	Area SQ.FT
1 – Dutch Barn South	179.65	1,934
2 – Dutch Barn North	139.24	1,499
3 – Steel Portal Frame South	160.16	1,724
4 – Steel Portal Frame North	324.72	3,495
5 – Lot B Modern Steel Frame	317.4	3,416

Please see page 4 for barn locations.

PLANNING PRE-APP

Bruton Knowles Planning Team have undertaken a 'Pre-App' with Herefordshire Council. The proposal is to convert the existing agricultural barns to residential dwellings (up to 4 dwellings) and associated works. The pre-application form has stated that it is likely to be undertaken through a Class Q application and the proposed floorspaces will all be under the threshold of Class Q.

The Herefordshire Council Senior Planning Officer concludes that *'Overall, the principle of development for the conversion of the barns is likely to be acceptable should the Structural Survey demonstrate that the barns are structurally sound and capable of bona fida conversion without major reconstruction'*.

As the barns are located in a mix of Flood Zones 1, 2 and 3 the Officer further comments that *'the sequential test and Flood Risk assessment will be crucial as to whether residential development can be supported in this location'*.

Prospective purchasers are advised to undertake their own investigations as to planning prospects and development potential. Copies of both the submission and Pre App Response are available upon request. Please note that the 'pre-app' relates to Lot A only.

SERVICES

We understand that the property benefits from mains electricity and water. We have not carried out any tests in this regard. We are not aware of the presence of a mains sewer in the vicinity.

TENURE

Freehold with Vacant Possession Upon Completion.

METHOD OF SALE

The property is For Sale by Informal Tender, with a preference for Unconditional Offers. Offers are invited for either Lot A, Lot B or as a whole. 'Subject to Planning' offers may be considered.

Bids should be in accordance with the financial proposal form contained within the information pack and submitted by Noon **Wednesday 18th May 2022**. Tenders should be submitted to Scott Winnard by post or email on scott.winnard@brutonknowles.co.uk

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

VAT

The property has not been elected for VAT.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement only with Bruton Knowles on the pre-arranged Viewing Days.

- Tuesday 19th April – 3.00 to 5.00 pm.
- Friday 29th April – 10.00 to 12.00 am
- Wednesday 11th May – 2.00 to 4.00 pm



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

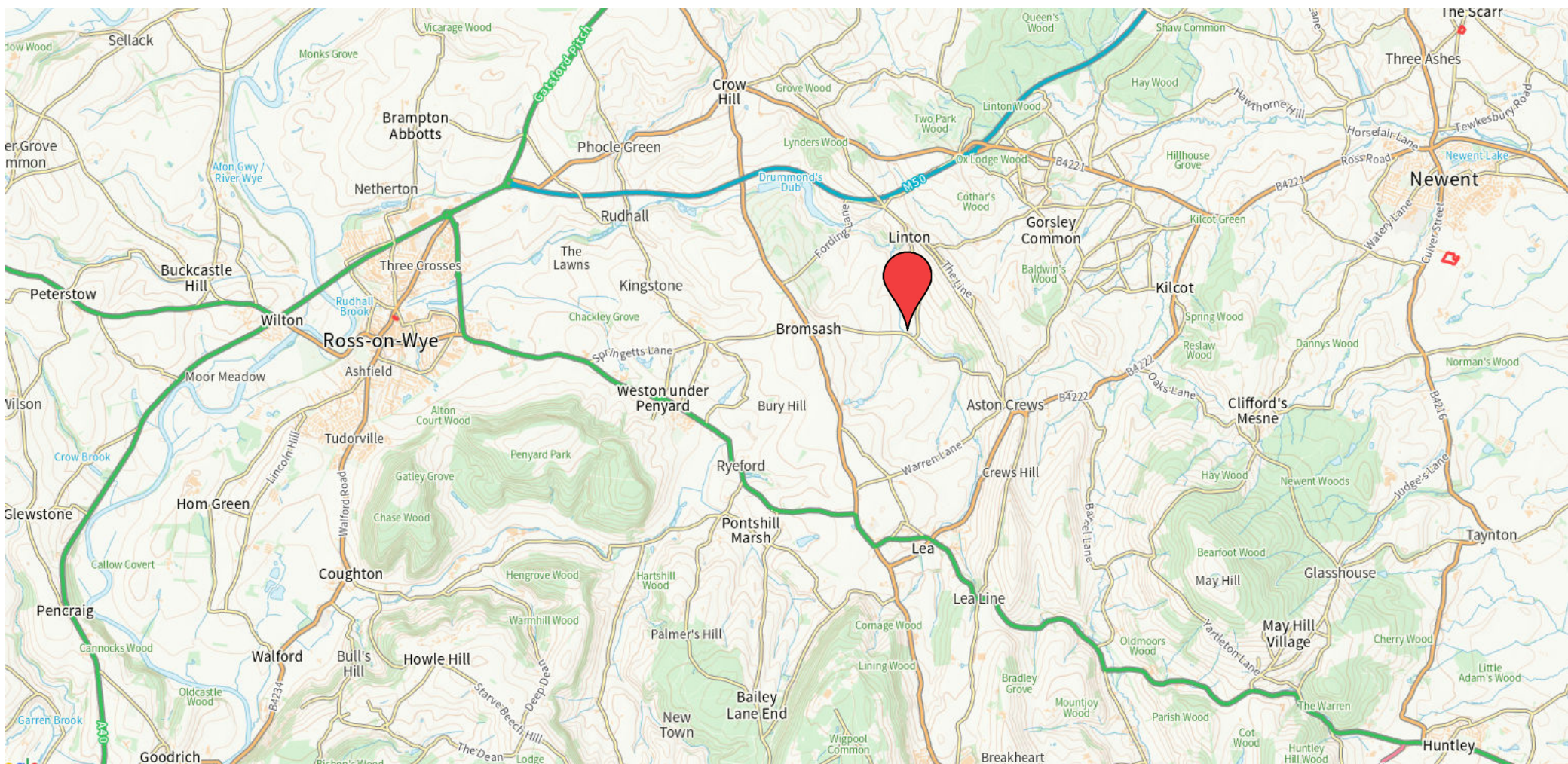


Lot A - Red
Lot B - Blue



Regulatory

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



Bruton Knowles LLP, Olympus House,
Olympus Park, Quedgeley,
Gloucester GL2 4LY
01452 880000

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk

Lucy Stevens BA (Hons) MSc
07500 064202
lucy.stevens@brutonknowles.co.uk



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise