

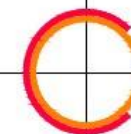


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Proposed Site Plan

Paper size: A3

Drawn by:

Date: 03/2023



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HWQ Sales

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Proposed Site Plan - Draft 1
Newton Farm

Location: Middlewood / HR3 5SX
Client Name: Hay Wired Homes

Newton Farm, Middlewood, Dorstone, Hereford, HR3 5SX



Sunderlands
Residential Rural Commercial



**Newton Farm
Middlewood
Dorstone
Hereford
HR3 5SX**

Summary of features:-

- A freehold building plot
- Planning permission for a replacement dwelling with a contemporary design taking advantage of the stunning surrounding countryside
- Found close to Hay-on-Wye

**Hay-on-Wye 5 miles
Hereford 16 miles
Brecon 21 miles**

Description

For sale by private treaty (as marked in red on the attached plan) a freehold building plot for an architect designed house which takes advantage of the stunning rural views.

The property is found in the hamlet of Middlewood, close to Hay-on-Wye and in the upper reaches of the golden valley.

Situation

Middlewood is located in the golden valley, just 5 miles from the market town of Hay-on-Wye. Hay is known throughout the world for its secondhand bookshops and the annual literary festival.

The town offers an excellent range of facilities including two convenience stores, a supermarket, chemist, medical practice, two dental surgeries and a primary school. There is also a wide range of independent boutique shops, pubs, cafes and restaurants. A more extensive range of amenities can be found in the nearby town of Brecon and the cathedral city of Hereford.

Found in the charming Wye Valley, the property is also within the catchment area for the popular secondary school at Fairfield, Peterchurch.

Planning Permission

Planning permission was granted by Herefordshire Council and the application is dated 26th July 2019 under application number P192693/F. Copies of the permission can be made available upon request and full-scale plans for the

proposed property are available in our Hay-on-Wye office.

The site has already been cleared of the original dwelling however there are still submissions to make and to be approved as per the planning consent document.

Services

The site offers services nearby including mains electricity, water and telephone. The sewerage is to be provided by a package treatment plant. There is no mains gas available. Please note: it is the buyers responsibility to satisfy themselves as to the availability of services.

Tenure

The site will be sold Freehold with vacant possession upon completion.

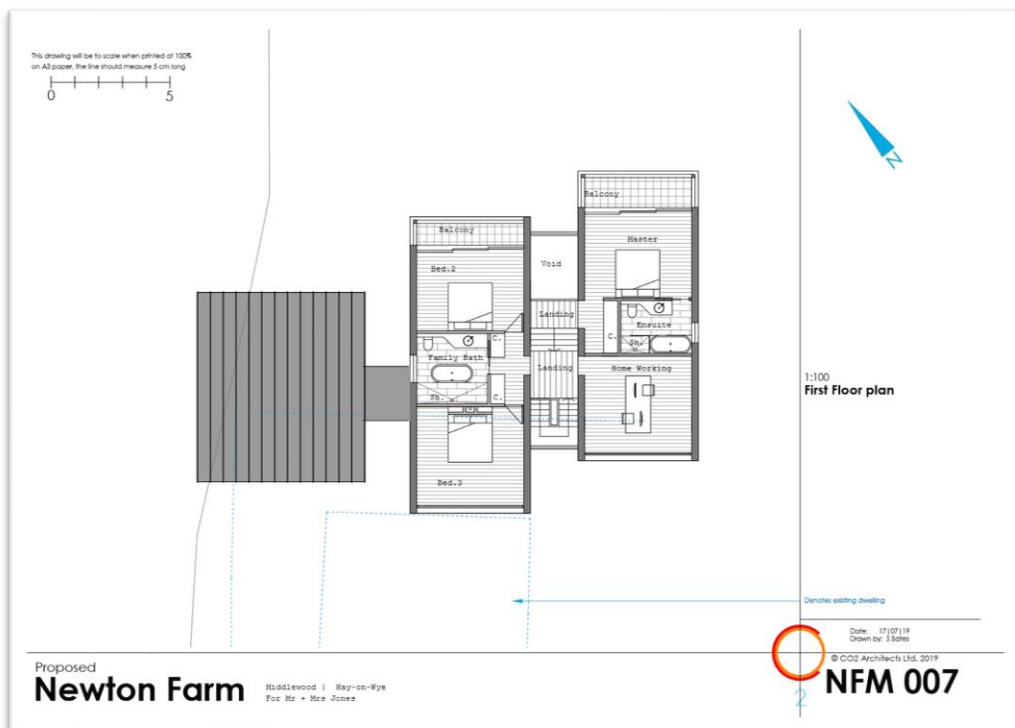
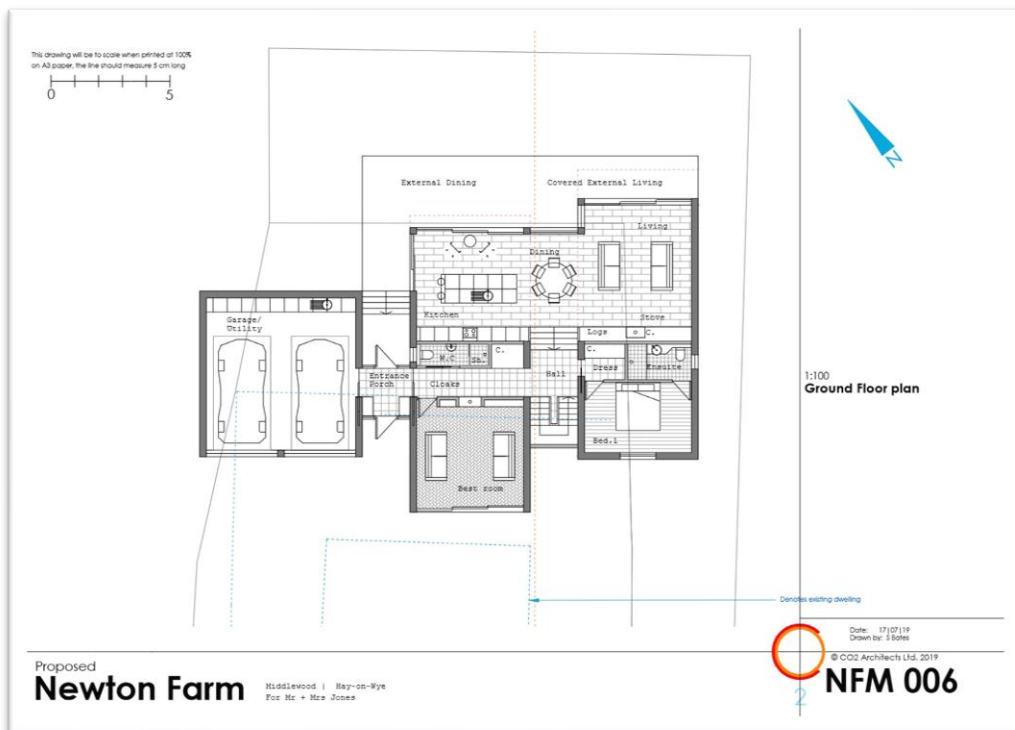
Directions

From Hay-on-Wye, take the B4348 in an easterly direction towards Bredwardine. After approximately 3 miles take the right-hand turn, signposted to Dorstone, continuing on the B4348.

Follow this for approximately 2½ miles continuing past a series of barn conversions and a farm on the lefthand side then take the next left next to the bus stop. Continue to the bottom of this lane and then turn left at the T junction where the building plot will be found first entrance on the righthand side.

What3words ref: [//vision.bounding.cape](https://www.what3words.com/vision.bounding.cape)





Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Opening Hours

Monday to Friday - 9am-5pm

Saturday - 9am-12pm

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

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Hereford HR1 2PQ

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www.sunderlands.co.uk

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