

DEVELOPMENT OPPORTUNITY



Barns at Green Farm Preston-on-Wye Hereford HR2 9JT

£475,000

- Superb residential development
- Lovely village location
- Close to the River Wye
- Detailed planning for 4 dwellings
- Listed building consent
- Mains drainage available

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LOCATION

The site is located in the heart of the popular village of Preston-On-Wye which lies close to the River Wye with some lovely local walks and is between the Cathedral City of Hereford (10 miles) and the Market Town of Hay-on-Wye (12 miles). Within Preston-On-Wye there is a village hall, public house and church and further amenities are available in Madley (3.5 miles) where there is also a shop/post office, a tennis club and primary school. The nearest secondary schools are in Kingstone and Peterchurch (Fairfield High School) both of which are 5 miles away.

THE SITE

The site currently comprises a range of modern agricultural buildings which are to be demolished and is predominantly level and lies within the grounds of Green Farm which is a 17th Century Grade II Listed property.

ACCESS

Access will via a splayed entrance drive, the costs of which to be shared between the purchaser and the owner of unit no. 5.

PLANNING PERMISSION

Detailed Planning Permission was approved on the 8th November 2019 (subject to conditions) and a copy of this is available on our website or the Herefordshire Council Planning Portal (application no. 190966). Listed Building Consent was also approved on the 8th November 2019 (application no. 190967).

THE DEVELOPMENT

4 new build properties of traditional style brick stonework and boarding with slate roofs in a courtyard style terrace comprising as follows:-

Unit 1

Ground Floor Kitchen/Dining Room, Sitting Room, Utility Room, WC.

First Floor 4 Bedrooms (2 en-suite), Bathroom.

Unit 2

Ground Floor Kitchen/Dining Room, Sitting Room, Utility Room, WC.

First Floor 3 Bedrooms (1 en-suite), Bathroom

Unit 3

Ground Floor Entrance Hall, WC, Utility Room, Open-plan Kitchen/Living/Dining Room.

First Floor 3 Bedrooms (1 en-suite), Bathroom.

Unit 4

Ground Floor Entrance Hall, Utility Room, WC, open-plan Kitchen/Living/Dining Room

First Floor 3 Bedrooms, Bathroom.

SERVICES

Mains electricity, water and drainage are understood to be available for connection - potential purchasers must satisfy themselves as to the cost and availability thereof.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By appointment with the Agent.

PRICE £475,000.

DIRECTIONS

There are various ways of accessing Preston-On-Wye from Hereford but we suggest leaving Hereford on the A465 towards Abergavenny and then, just after Belmont Abbey, turn right onto the B4349 towards Clehonger and Hay-on-Wye. Continue through Clehonger towards Madley on the B4352 and into Madley passing the Red Lion public house on the right-hand side and then turn right, as signposted Preston-On-Wye. Continue for about 2 miles and then turn left as signposted Preston-On-Wye. Continue into the village passing the public house on the left-hand side and the site is located on the left (opposite the village hall).

Money laundering regulations

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

FC007058 27 August 2022

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

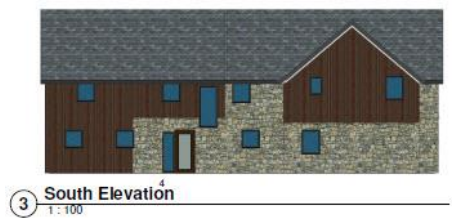
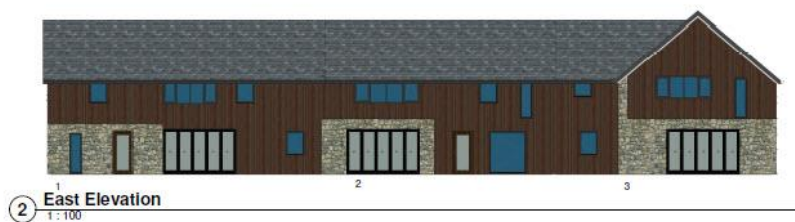
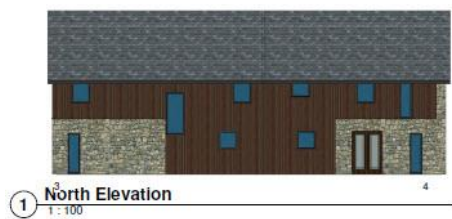
Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.

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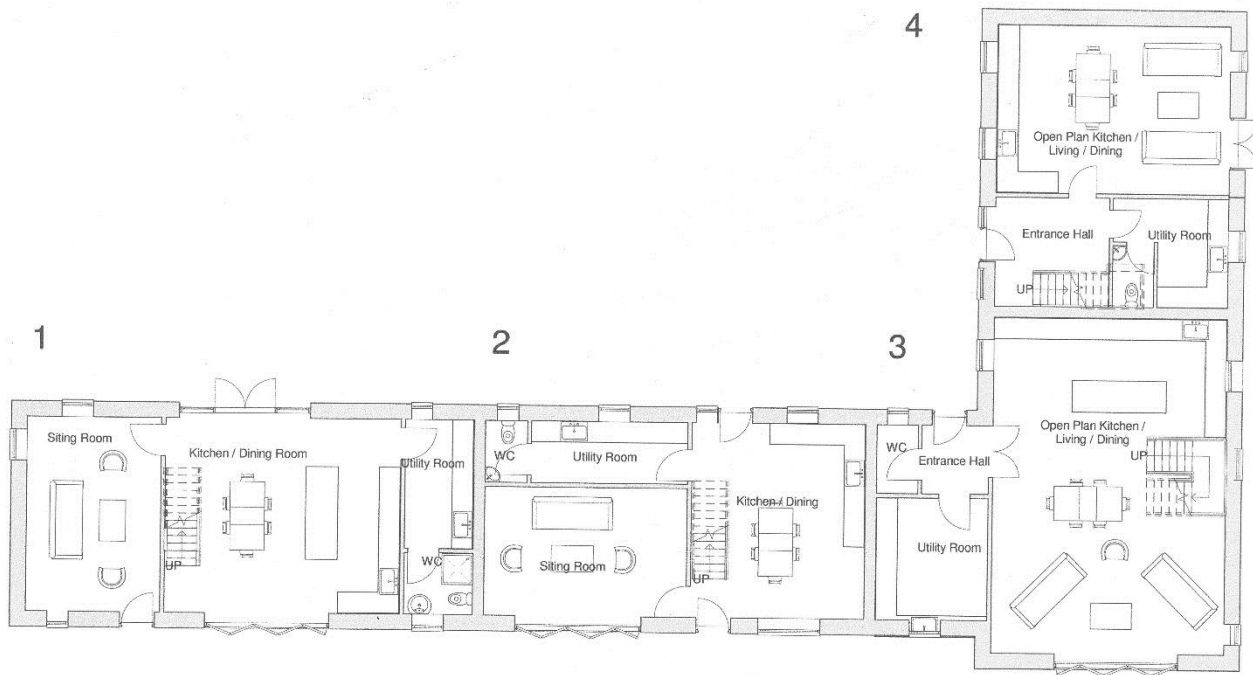
1 3D - North



2 3D - North East

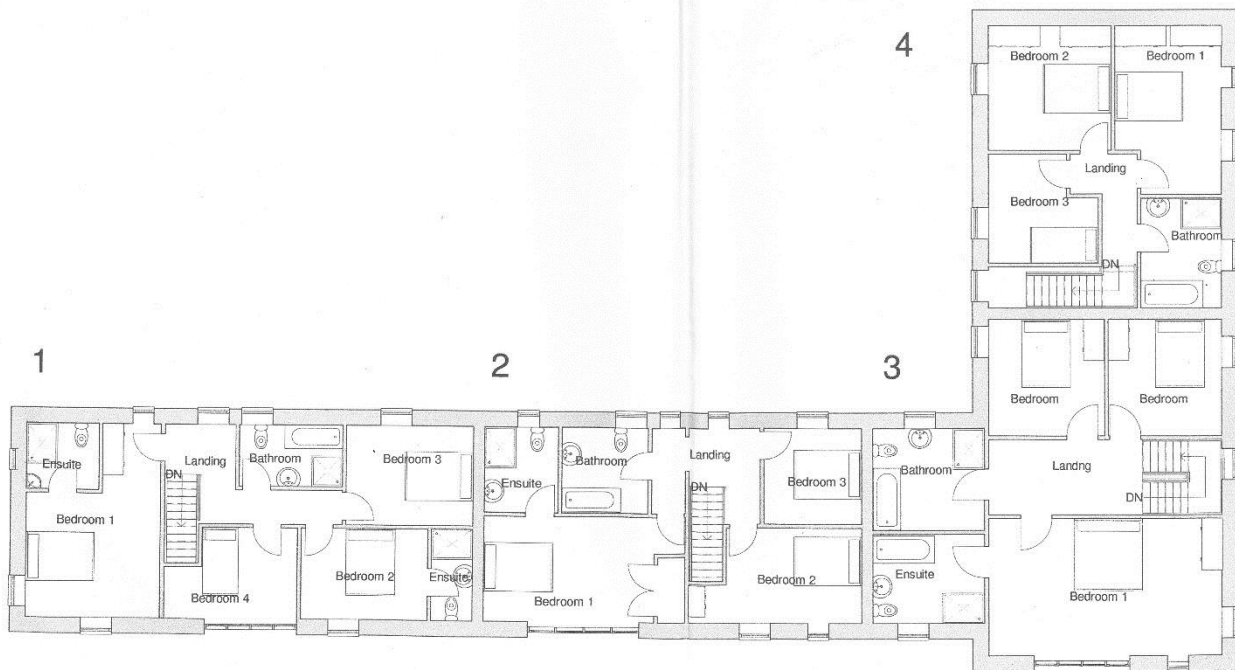






Ground Floor

1 : 100



First Floor