



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

BARNES FOR CONVERSION AT HAZELDENE

STONEY CROSS, LITTLE HEREFORD, LUDLOW, SHROPSHIRE, SY8 4BA

GUIDE PRICE

£225,000



TWO FARM BUILDINGS WITH PRIOR APPROVAL GRANTED FOR A CHANGE OF USE TO THREE DWELLINGS AND ENJOYING FINE RURAL VIEWS.

- BARN A – COMPACT ONE BEDROOM UNIT
- BARN B – ONE AND TWO BEDROOM UNITS

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



BARNs FOR CONVERSION AT HAZLEDENE, LITTLE HEREFORD, SY8 4BA

APPROXIMATE DISTANCES

Ludlow – 6.7 miles, Tenbury Wells – 4.5 miles, Leominster – 7.8 miles, Hereford – 20.5 miles.

DIRECTIONS

From Tenbury Wells head west on the A456 towards Ludlow, and on crossing over the River Teme bridge at Little Hereford turn left signposted Middleton-on-the-Hill and follow the lane for 0.9 mile and the barns will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The farm buildings are situated alongside a quiet country lane and enjoy fine views across farmland to mature woodland lying beyond the West Brook to the east.

Hazeldene farm buildings comprise of a detached brick and weatherboarded east facing building under a part clay tile and part box profile sheeted roof for conversion into two dwellings forming a one bedroom unit and a two bedroom unit set over two floors, together with a separate attached brick and tile building for conversion into a one bedroom unit set over two floors.

PROPOSED ACCOMMODATION

Unit A

Ground Floor: Hall, Cloakroom, Open Plan Kitchen/Living Area

First Floor: Double Bedroom, En-suite Shower Room

Unit B (South)

Ground Floor: Hall, Open Plan Kitchen/Dining Room, Living Room, Utility Room, Cloakroom

First Floor: Landing, Two Double Bedrooms, Family Bathroom

Unit B (North)

Ground Floor: Hall, Open Plan L-shaped Kitchen/Living Area, Utility Room, Cloakroom

First Floor: Landing, Double Bedroom, Bathroom

OUTSIDE

Shared vehicular access. Parking and garden areas.

SERVICES

Mains water (metered) and mains electricity are connected.

PLANNING

Application code: P182531/PA4

Prior approval granted 12th September 2018.

Approved Plans: Drawing Nos. PL001, PL004 Rev B, and PL005.

A site plan of the area to be included in the sale is as attached to these particulars as Plan A.

BOUNDARIES

The purchaser will erect and forever thereafter maintain a stock proof fence between points B, C and D against the retained land and will also take over ownership and maintenance of the boundary between points A and B.

ACCESS

The existing entrance splay (highlighted in yellow on Plan A) will serve both the property and the separate gateway to the retained land.

SURVEYS

A structural survey and an ecological survey are available for inspection on request.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000

www.herefordshire.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Not required.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale, all other items are excluded.

TENURE

Freehold with vacant possession.

VIEWING

By prior appointment with the Sole Selling Agent: –

Nick Champion Limited - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at:

www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

Photographs taken: 25th September 2018.

Particulars prepared: October 2018.





Mr and Mrs Signell

262346
Hazeldene Barns
Little Harford

PL05
Barn B
Proposed Plans and Elevations

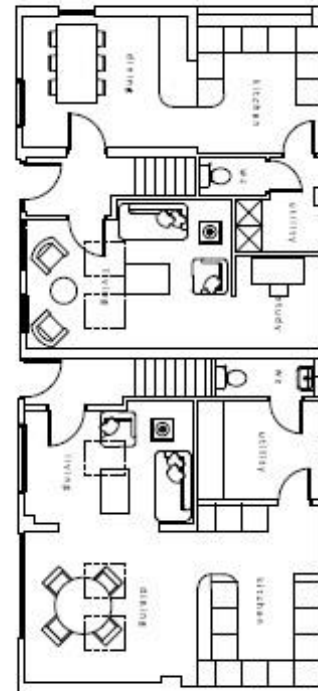
date Jan 2018

scale 1:50mm

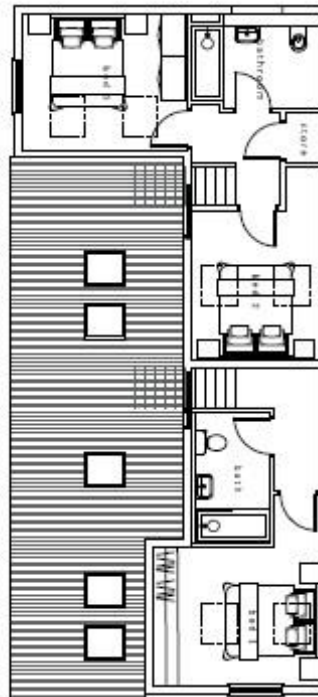
rev -

GENERAL NOTES

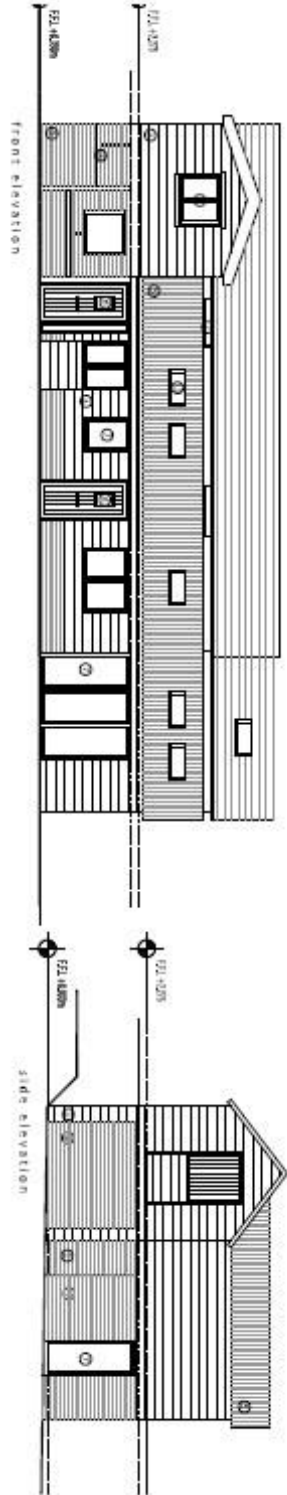
1. THE ARCHITECT
2. THE CONTRACTOR
3. THE CLIENT
4. THE PROPOSER'S MAIN EXHIBITION
5. THE PROPOSER'S MAIN EXHIBITION
6. THE PROPOSER'S MAIN EXHIBITION
7. THE PROPOSER'S MAIN EXHIBITION
8. THE PROPOSER'S MAIN EXHIBITION
9. THE PROPOSER'S MAIN EXHIBITION
10. THE PROPOSER'S MAIN EXHIBITION
11. THE PROPOSER'S MAIN EXHIBITION



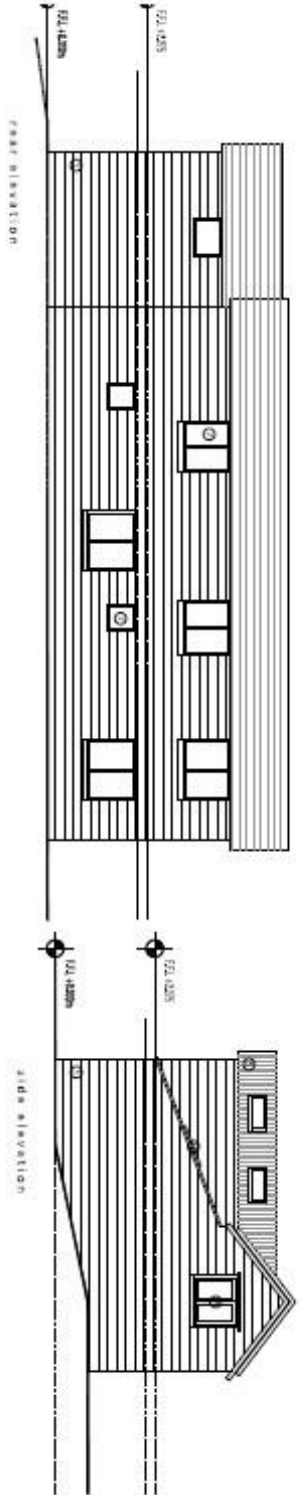
Ground floor plan



First floor plan



Front elevation



Side elevation



These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.