



Land and Barn South East of Church Cottage Upton Bishop, Ross-on-Wye Herefordshire, HR9 7UL

A superb opportunity to acquire an attractive traditional barn with planning consent for conversion to a two-bedroom residence.

- Superb location and position within open countryside •
- Detached traditional stone & brick barn • Planning consent for conversion •
- Good sized paddock with mature fruit trees •
- Extending in total to approximately 1.93 acres •



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Land and Barn South East of Church Cottage

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A beautifully positioned and unique development opportunity providing for the conversion of a detached traditional stone and brick barn, located within the rural village of Upton Bishop, close to the desirable market town of Ross-on-Wye.

The Barn is offered with planning consent for the conversion of the existing barn to form a two-bedroom character residence.

The barn and land offer a generous curtilage of approximately 1.93 acres, with a number of mature fruit trees and a paddock area with gated roadside access.

Bromsash - 1.9 miles
Ross-On-Wye - 3 miles
Newent - 4.4 miles
Hereford - 12 miles
Monmouth - 12 miles

Location & Situation

The land and Barn enjoy an excellent location set within the rural village of Upton Bishop a short distance south of St John the Baptist's Church. The Barn enjoys an excellent accessible location in south-east Herefordshire, being situated in open countryside between the settlements of Upton Bishop and Upton Crews, a short distance north of the town of Ross-on-Wye.

There are excellent connections to the main road network with the crossroads at Crow Hill providing access to the B4221, A449 and M50 to the West. The B4224 links north to A449 and the A40 to the south connecting to the towns of Ross -on-Wye and Monmouth, which boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

An abundance of tourism and recreational activities exist within the Ross-on-Wye region, especially within the beautiful Wye Valley which is only a stone's throw away, the Forest of Dean to the south and Brecon Beacons National Park located to the north of Abergavenny.



Description

The Land and Barn are sold with the benefit of planning consent for conversion of the existing barn, to provide for an attractive rural residence, once development is completed.

The proposed accommodation comprises a living room and kitchen/dining room situated on the ground floor with master bedroom, a second double bedroom and family bathroom with shower, wc and washbasin situated on the first floor. The net internal floor area is proposed to extend to approximately 895 sq. ft. (83.16 Sqm).

The property benefits from a spacious garden curtilage and paddock with a number of mature apple and pear fruit trees. The land is gently sloping to the north-west. A section of stream is located on the western boundary of the land. The barn itself is positioned south-west of the public highway providing good roadside access.

The small stock proofed paddock benefits from independent gated access from the public highway. This access is likely to prove of some use to a purchaser during the conversion.



Planning Information

Planning consent has been achieved under Planning Application Number P184493/F dated 13th November 2019 for change of use and conversion to a single residential two-bedroom dwelling with associated curtilage and works.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Herefordshire Council's Planning Application Search portal using the above planning application reference.

Elevation Plans



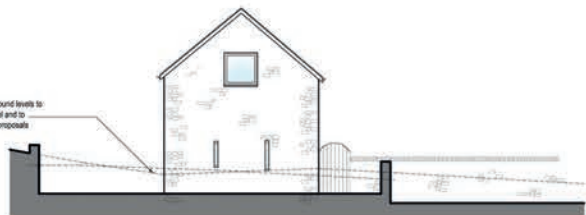
Proposed North East (front / roadside) elevation



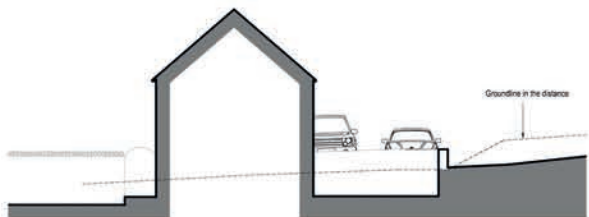
Proposed North West (side) elevation



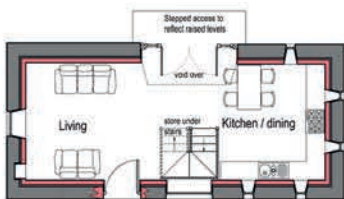
Proposed South West (rear) elevation



Proposed South East (side) elevation



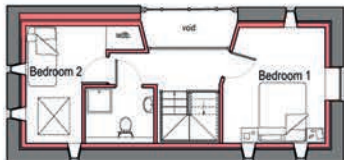
Site Section
A-A



Proposed ground floor plan



Proposed North East (front / roadside) elevation



Proposed first floor plan

Materials schedule:

Walls	Stone
Roof	Natural slate
Windows	Timber
Fascia / Barge / Soffit	Painted/Stained timber
Rainwater goods	Shel Martin UPVC "cast" effect or Alumatic galvanneal
Paving footpaths	Tobomene Hydroplex Tegula (Permeable paving blocks) Colour TBC
Patio areas	T.B.C
Paving to vehicle surfaces	Grasscrete
Carports	TBC
Planting	TBC
Boundary treatment	TO BE DISCUSSED

All dimensions to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

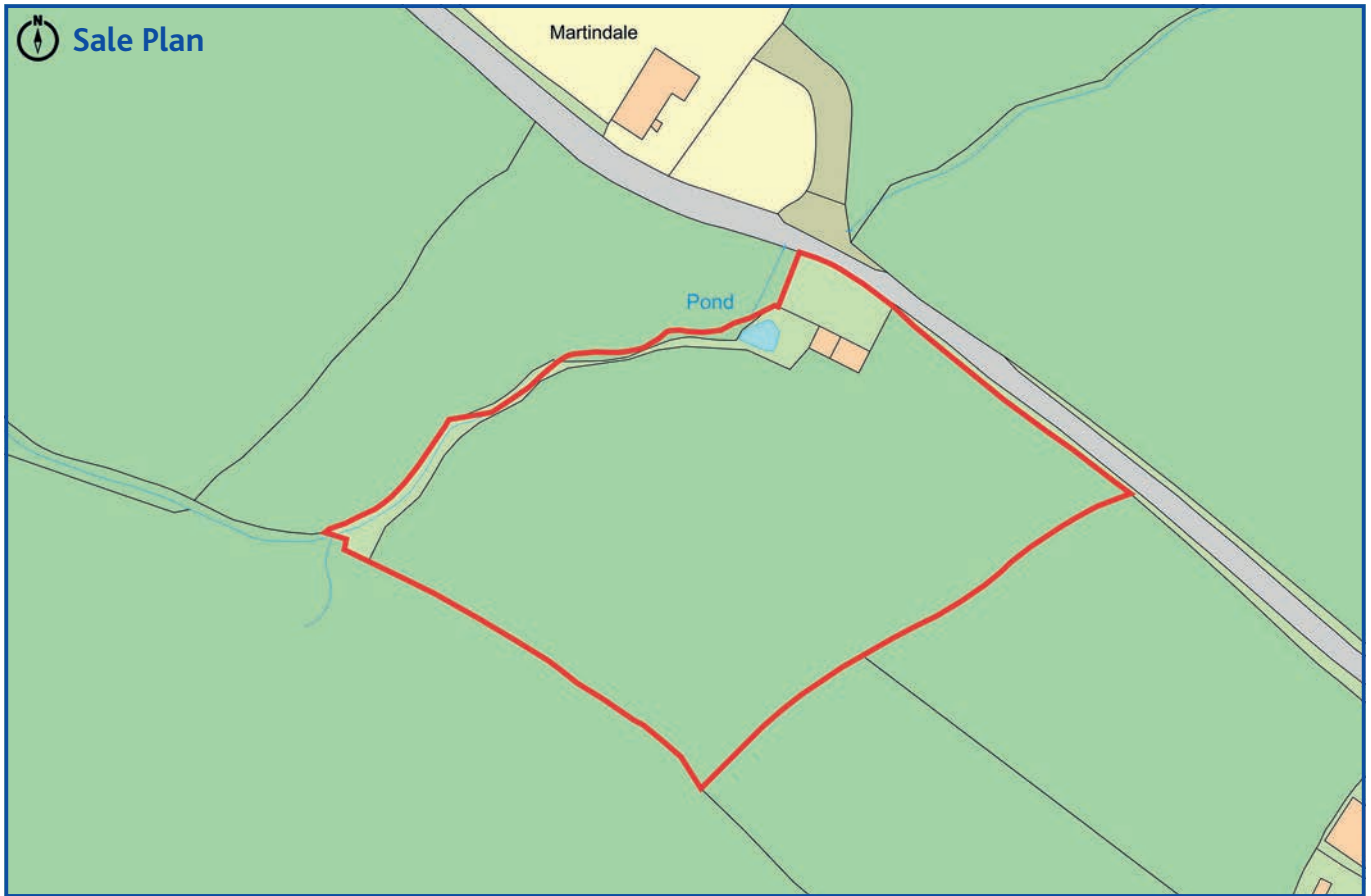
Do not scale from this drawing.

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This drawing is to be read in conjunction with all relevant consultant's drawings/documents and any discrepancies or variations are to be notified to Apex Architecture before the affected work commences.

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Services

There are no services connected. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services/utilities.

Local Authority

Herefordshire Council 01432 260000.

Sale Method

Land and Barn South East of Church Cottage is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make and rely upon their own enquiries in relation to any wayleaves or easements required.

Viewings

Strictly by appointment with the selling agents.

Directions

From the M50 J4 (A449) Traveller's Rest Roundabout take the B4221 east towards Upton Bishop and Upton Crews for approximately 1.8 miles. At the fork take the left turn signposted Dymock, Kempley and follow signs for St John The Baptist Church. Continue north-east. After approximately 0.5 miles take the right-hand turn. After a short distance the Church will be on your left-hand side. Continue on for approximately 200 metres and the barn will be on the right.



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