



# BUCKLAND BARNs

BWLCH | BRECON | POWYS







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BUCKLAND BARNs IS SITUATED WITHIN THE STUNNING COUNTRYSIDE OF THE BRECON BEACONS NATIONAL PARK, BETWEEN THE BEAUTIFUL RIVERSIDE TOWN OF CRICKHOWELL AND COUNTY TOWN OF BRECON. THE BARNs HAVE A DIRECT CONNECTION TO THE A40 WHICH PROVIDES EXCELLENT ACCESSIBILITY TO MID & SOUTH WALES AND THE HEREFORDSHIRE BORDERS/SOUTH-WEST

*Buckland Barns offers a superb traditional complex of stone barns and exciting courtyard development project. The site is set in a spectacular setting and position, within the former grounds of the great Buckland Estate. Planning consent has been granted for the conversion of the courtyard complex into five residential dwellings, along with the provision of a new independent access to serve the development. The traditional barns are Grade II Listed and contain a wealth of ornate character features for incorporation into the development, particularly numerous sculptured window openings, striking elevations, barrel vaulted ceilings, flagstone flooring and former waterwheel.*

- Superb location within the Brecon Beacons National Park •
- Beautiful setting and position within the heart of the former Buckland Estate •
  - Direct connection via Buckland Lane to the A40 •
- Attractive traditional courtyard complex of stone barns with wealth of character •
  - Planning consent for conversion to five individual dwellings •
  - New independent access for the development permitted •
  - No affordable Housing Commuted Sum payable •

Courtyard Complex comprises;

- Unit 1 – Five Bedroom Single Storey Spilt Level Dwelling Proposed | 194 Sq. m (2088 Sq. ft)
  - Unit 2 – Four Bedroom Two Storey Dwelling Proposed | 347 Sq. m (3,735 Sq. ft)
  - Unit 3 – Three Bedroom Three Storey Dwelling Proposed | 204 Sq. m (2,195 Sq. ft)
  - Unit 4 – Four Bedroom Two Storey Dwelling Proposed | 350 Sq. m (3,767 Sq. ft)
  - Unit 5 – Two Bedroom Single Storey Dwelling Proposed | 72 Sq. m (775 Sq. ft)
- (all sizes guide only based on architects gross internal measurements)

Bwlch Village 1.5 miles • Brecon 7.2 miles • Crickhowell 7.6 miles  
 Abergavenny 12.8 miles • Seven Bridge 43miles • Cardiff 45 miles  
 (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

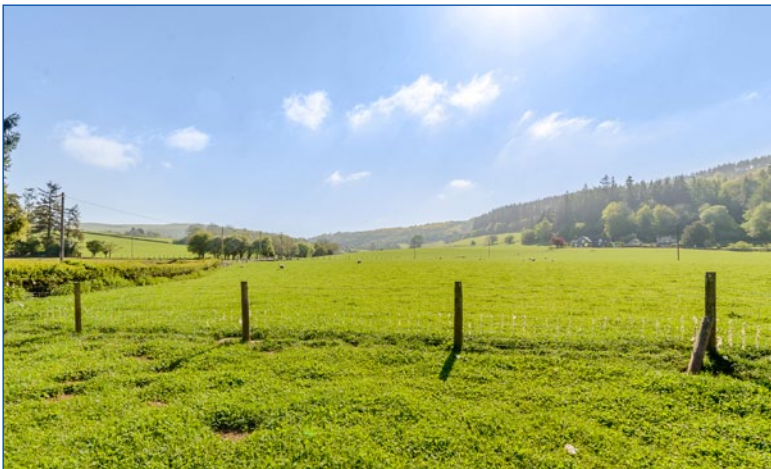
## LOCATION & SITUATION

Buckland Barns are situated in a spectacular location surrounded by the stunning countryside of the Brecon Beacons National Park, mid distance between the renowned River Usk town of Crickhowell and County town of Brecon. The courtyard complex of traditional barns currently form part of Buckland Farm, which was a model farm situated in the heart of the great Buckland Estate.

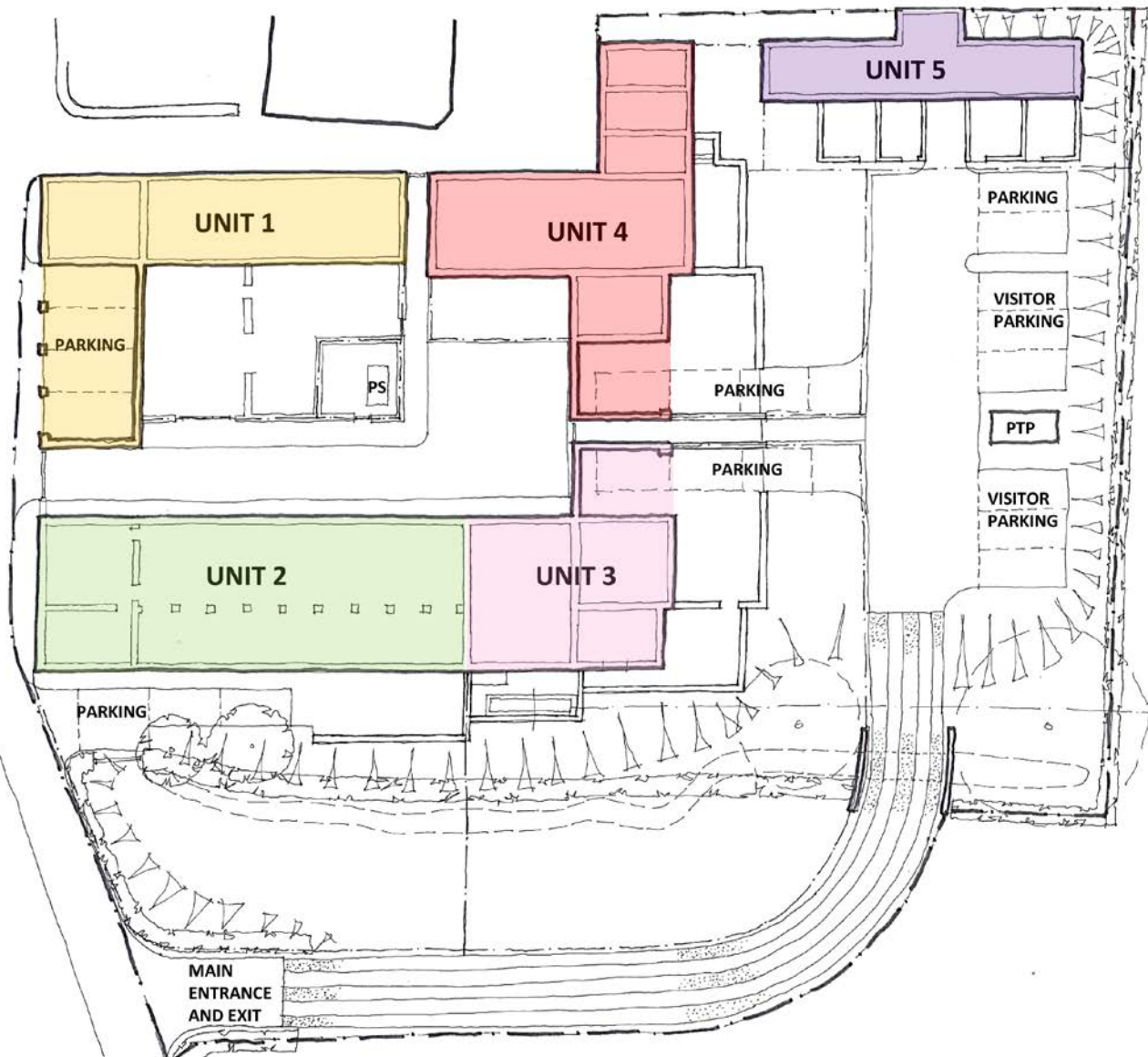
The village of Bwlch is situated a little over a mile away and offers local amenities such as village shop, post office, café and public house/ tourist bunkhouse. A further range of shopping and recreational facilities are available at Brecon and Crickhowell. An abundance of tourism and recreational activities exist within the Brecon Beacons National Park and wider region, especially within the Beacons and beautiful Usk Valley.

The courtyard development is situated along a private road, which serves Buckland Hall, the original Mansion House to the Buckland Estate, which is now used as a Conference, Wedding and Retreat Venue. A handful of other properties are served along Buckland Lane, which connects directly to the A40, a renowned main road connection as it stretches from London to Fishguard in West Wales.

There are excellent connections to the South Wales, West Midlands and South West principal road network with the A40 providing a direct connection to the M50/M5 and M4 via the A449. A main line railway station is also accessible at Abergavenny.



## SITE PLAN



## BUCKLAND BARNES

The courtyard complex provides for a compact and striking courtyard development project. The Barns are well configured around a central courtyard and have strong architectural traditional features with individual ornate features throughout.

The barns are Grade II Listed and the planning consent achieved permits for the sensitive conversion of the barns into a stunning courtyard development of five residential dwellings, conserving the wonderful character of the Barns. A unique and premium development is anticipated to significantly appeal to buyers of the converted barns, especially given the location and position of the Barns and unique features such as a restored mill wheel connected to Unit 3.

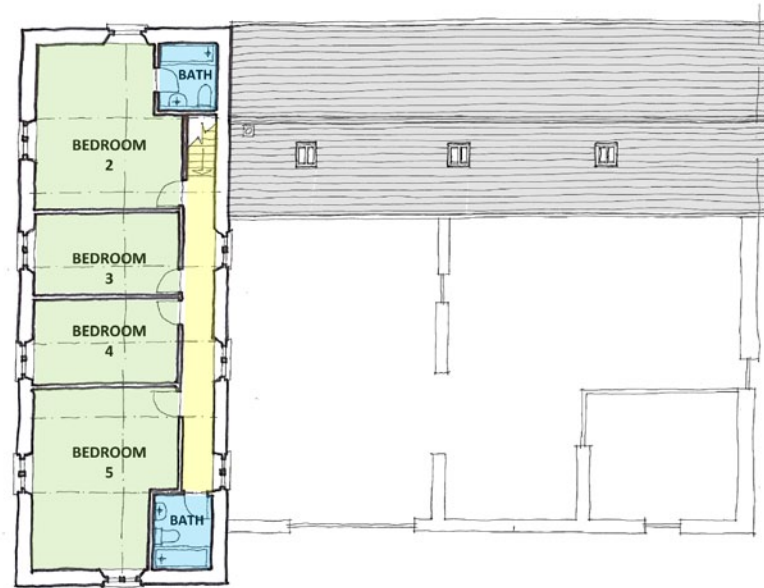
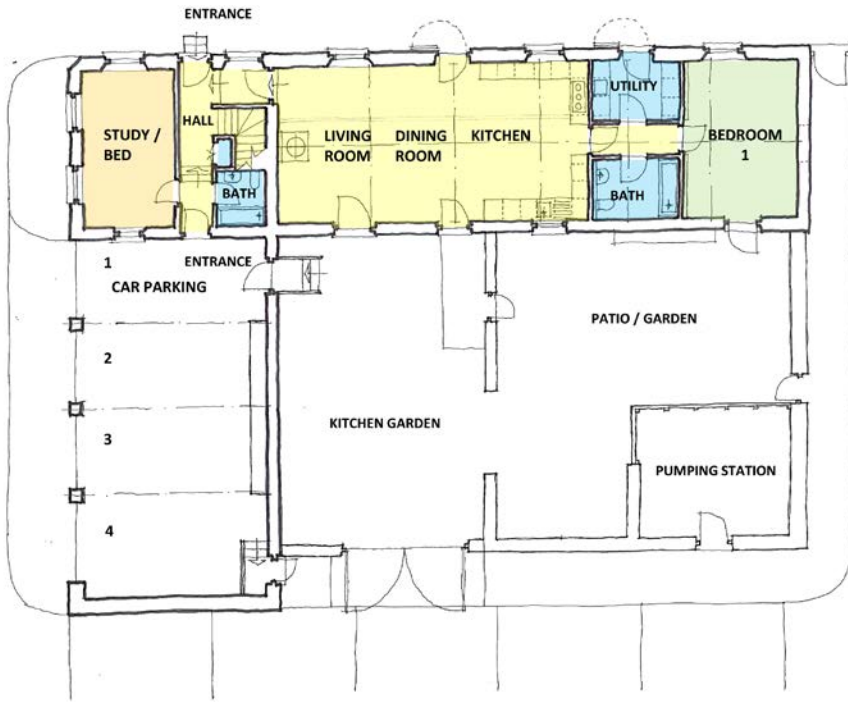
## PLANNING CONSENT

Planning Consent for Buckland Barns has been achieved under Planning Application No. 15/12752/FUL and Listed Building Consent 15/12753/LBC on 8th March 2017 for the Conversion and Change of Use of the traditional Grade II Listed redundant barns into five separate residential dwelling units, with associated curtilage and new access. A full copy of the Planning Consent Decision Notice, dated 8th March 2017, is available from the Joint Selling Agents.

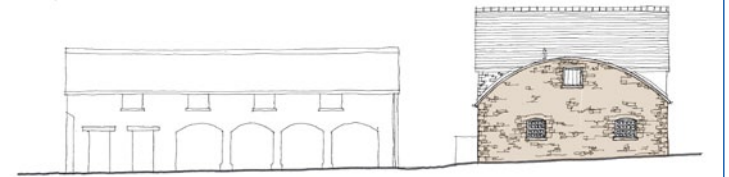
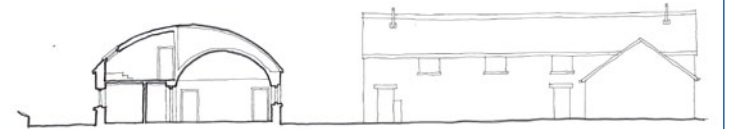
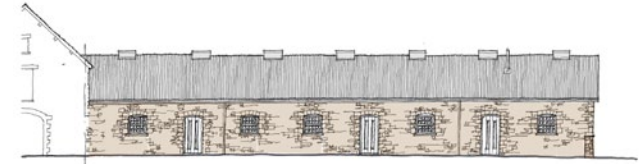
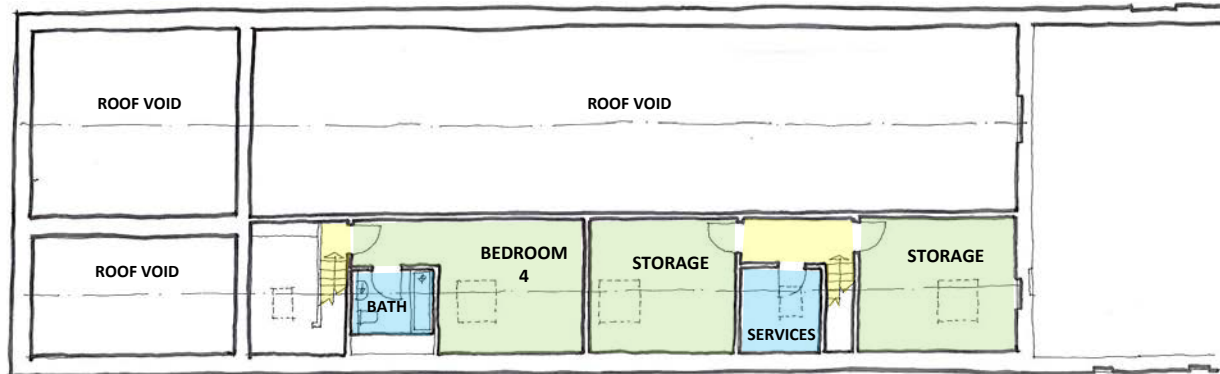
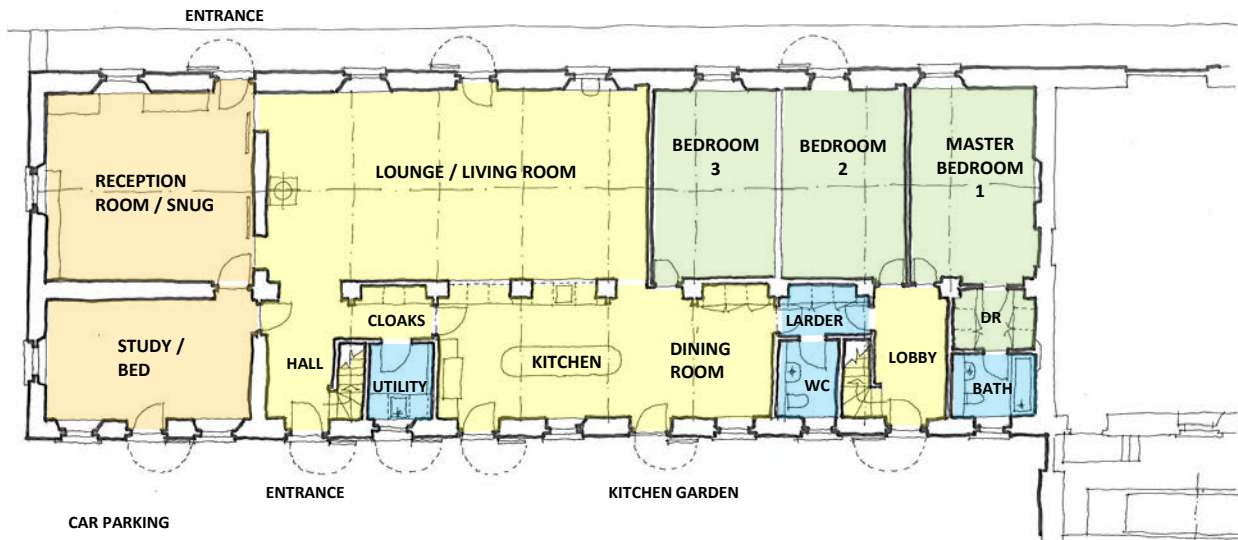
The Planning Consent includes a Section 106 Planning Obligation (dated 6th March 2017) which provides for the renovation and on-going maintenance of the Mill Wheel attached to Unit 3. The Mill Wheel renovation works have to be carried out prior to any occupation of any dwelling on site, with the Mill Wheel Maintenance Scheme being binding on any future owners of Unit 3. There is no affordable housing commuted sum payable to the Planning Authority under the granted Planning Consent.



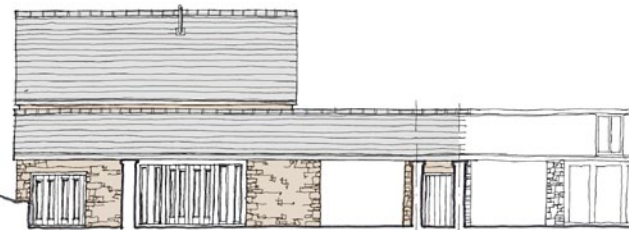
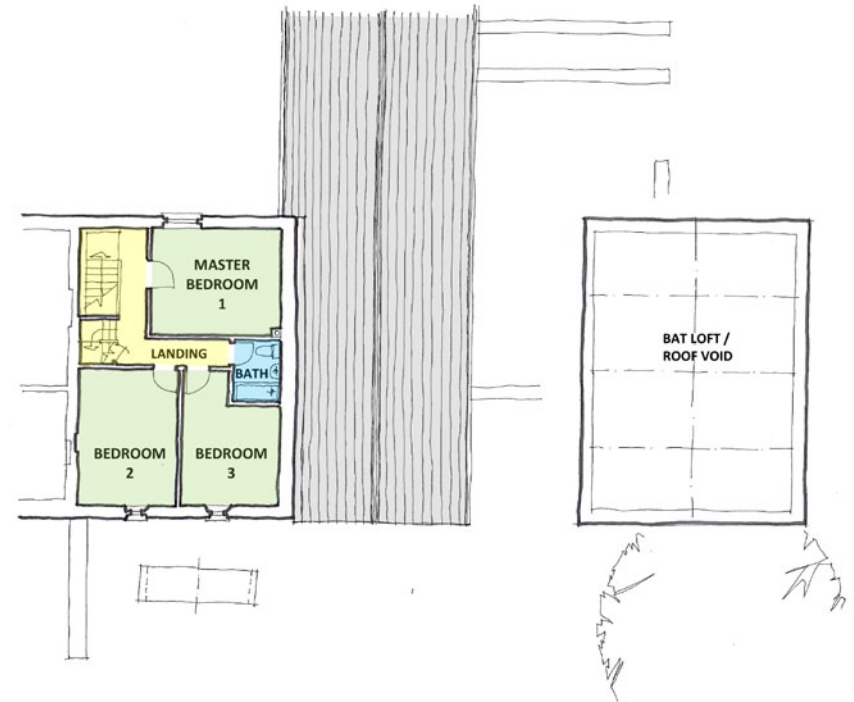
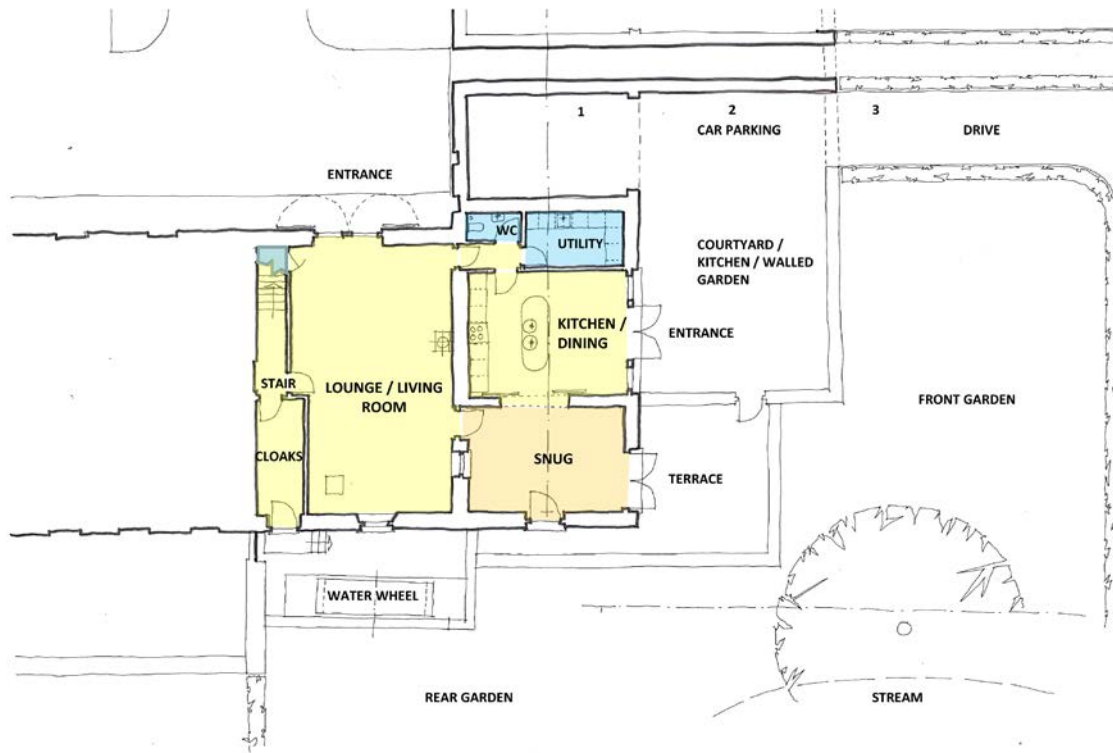
# UNIT 1: PROPOSED FLOORPLAN & ELEVATIONS



## UNIT 2: PROPOSED FLOORPLAN & ELEVATIONS

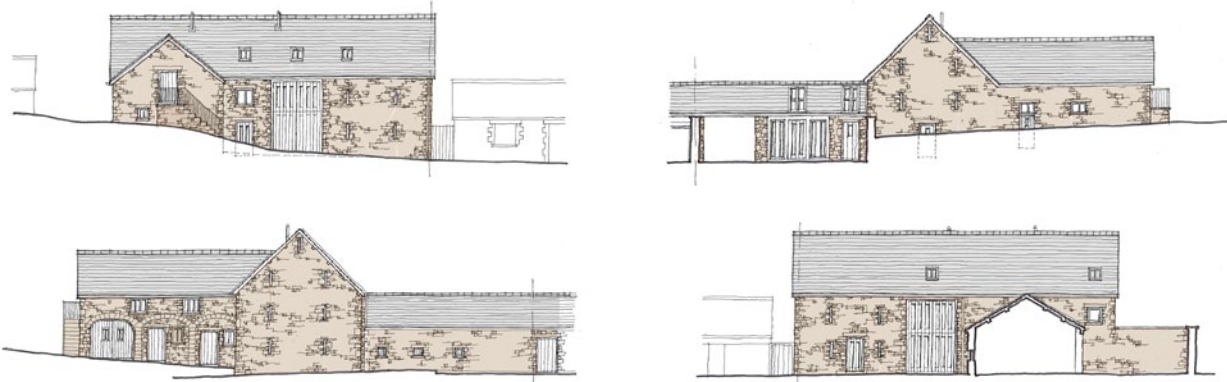


# UNIT 3: PROPOSED FLOORPLAN & ELEVATIONS

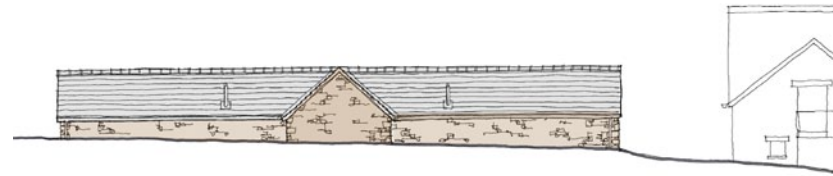
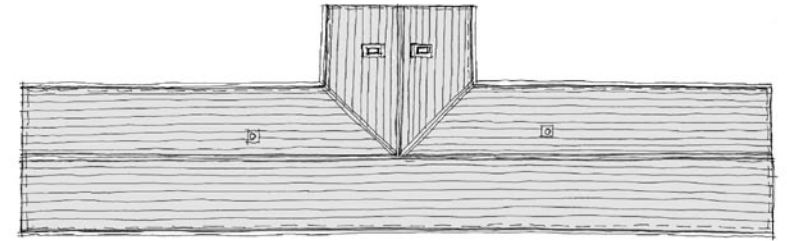
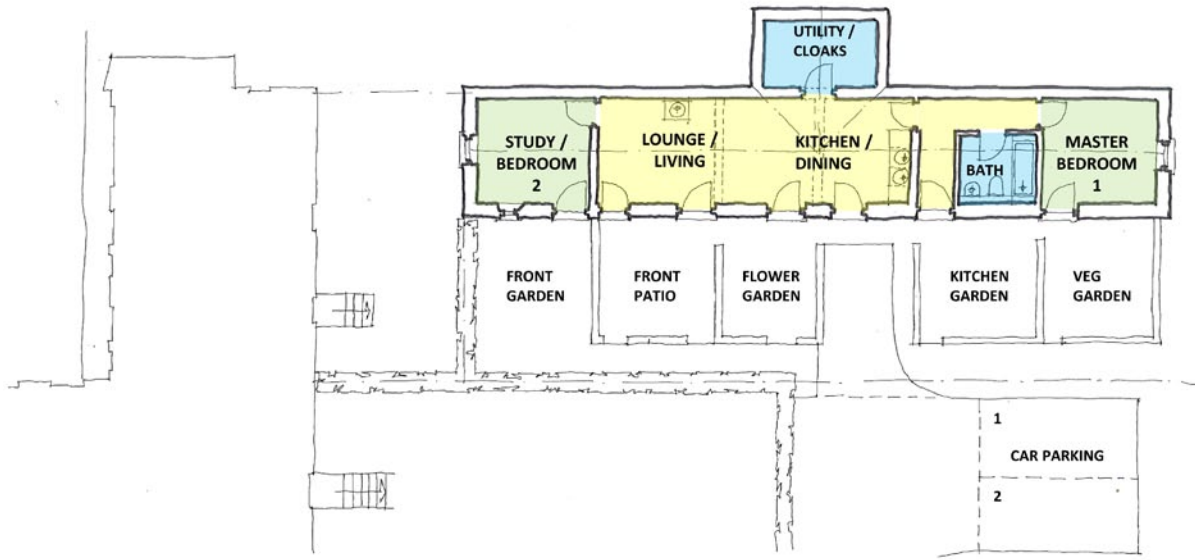




# UNIT 4: PROPOSED FLOORPLAN & ELEVATIONS



# UNIT 5: PROPOSED FLOORPLAN & ELEVATIONS





## KEY INFORMATION

**Services:** Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

**Wayleaves & Easements:** The vendors are willing to grant any easements across their retained land at Buckland Farm for utilities/services to the site, subject to express agreement to the proposed route/connection points. Any necessary rights for soakways, or other development criteria, will be permitted by the vendors over the land hatched blue on the sale plan, which forms part of the planning consent area.

**Local Planning Authority:** Brecon Beacons National Park Authority.  
Telephone: 01874 624437.

**Viewings:** Strictly by appointment with the selling agents. The joint selling agents, together with the vendors, have undertaken all mitigation works they consider reasonable to make the site as safe as possible for viewings. As a development site of redundant traditional stone buildings it is not possible to eliminate all hazards. Please exercise due and attention when viewing the site and do not stray from the courtyard or internal of the buildings which are open for internal inspection. All parties viewing the site do so at their own risk.

**Directions:** From Brecon, or Crickhowell, travel along the A40 towards Bwlch. A short distance north of Bwlch taking the turning to Buckland Hall where indicated by the roadside sign. Follow the lane a short distance until the formal entrance of Buckland Hall drive, Buckland Barns is located on the left. Postcode: LD3 7JJ.



**Powells Chartered Surveyors  
Land & Estate Agents**  
Singleton Court Business Park  
Monmouth  
NP25 5JA  
Telephone: 01600 714140  
Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)  
[www.powellsrural.co.uk](http://www.powellsrural.co.uk)



**Clee Tompkinson Francis**  
13 Lion Street  
Brecon  
LD3 7HY  
Telephone: 01874 622488  
Email: [brecon@ctf-uk.com](mailto:brecon@ctf-uk.com)  
[www.ctf-uk.com](http://www.ctf-uk.com)



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