

SOUTH PARK BARN

KINNERSLEY, HEREFORDSHIRE HR3 6PD



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An excellent rural development opportunity extending to approximately 0.41 acres, comprising a range of agricultural buildings in an attractive rural setting with far-reaching countryside views. The property benefits from Class Q Prior Approval for the conversion of two buildings into three dwellings, with an approved scheme extending to approximately 6,835 sqft (635 sqm).

Conveniently located with easy access to Kington, Weobley, Leominster and Hereford, the property presents an ideal opportunity for developers, investors or self-build purchasers seeking a countryside development project.

AVAILABLE AS A WHOLE OR IN LOTS

FOR SALE BY PRIVATE TREATY

OFFERS IN THE REGION OF £395,000

Location

South Park Barns is situated within the village of Kinnersley, a popular rural location in north-west Herefordshire close to the Welsh border. The area is renowned for its attractive countryside, traditional villages and excellent rural amenities. The nearby market towns of Kington, Weobley and Leominster provide a range of day-to-day facilities, whilst the Cathedral City of Hereford offers a wider selection of shopping, educational and recreational amenities together with rail services to regional centres.



Leominster 13 miles | Hereford 15 miles | Brecon 27 miles | Worcester 43 miles | Gloucester 45 miles

Description

South Park Barns presents an excellent opportunity to acquire a rural development site comprising a range of agricultural buildings situated in the attractive Herefordshire village of Kinnersley.

The property extends to approximately 0.41 acres and benefits from Class Q Prior Approval for the conversion of two agricultural buildings into three residential dwellings. The approved scheme provides approximately 635 sqm (6,835 sqft) of accommodation, creating three substantial homes within a desirable rural setting.

The site enjoys an attractive position with far-reaching views across the surrounding countryside and offers considerable appeal to developers, investors or those seeking to create bespoke homes in a peaceful rural location. Access is taken directly from the council maintained road via a tarmac driveway. The neighbouring bungalow will retain a right of access over part of the driveway.

Services

We understand that mains electricity is available nearby. Prospective purchasers should make their own enquiries regarding the availability and connection of all services. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the Selling Agents. Interested parties should satisfy themselves as to the availability and suitability of broadband and mobile telephone coverage.

Access

The barns are accessed via the existing drive onto the council maintained road. The neighbouring bungalow will retain a right of access over part of the driveway.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone.

The land is not situated within Flood Zone 2 or 3.

The land is not situated within an AONB or Conservation Area.

Wayleave, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared or undeclared. There are no public rights of way crossing the property. Further information is available via the Herefordshire Council website and from the selling agent.



Guide Price

Offers in the region of £395,000.

Planning

Class Q Prior Approval was granted by Herefordshire Council on 20th December 2024 under planning reference P242680/PA4 for the change of use of part of the agricultural buildings and their respective curtilages to form a detached dwelling and two semi-detached dwellings. No formal planning searches have been undertaken on the land. Copies of the planning consent, approved drawings and supporting documents are available from the selling agents upon request.

Timber, Sporting and Mineral Rights

All standing timber, mineral rights and sporting rights, if owned, are included in the sale of the property.

Local Authorities & Public Utilities

Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

Herefordshire Council, Plough Lane, Hereford HR4 0LE

National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB



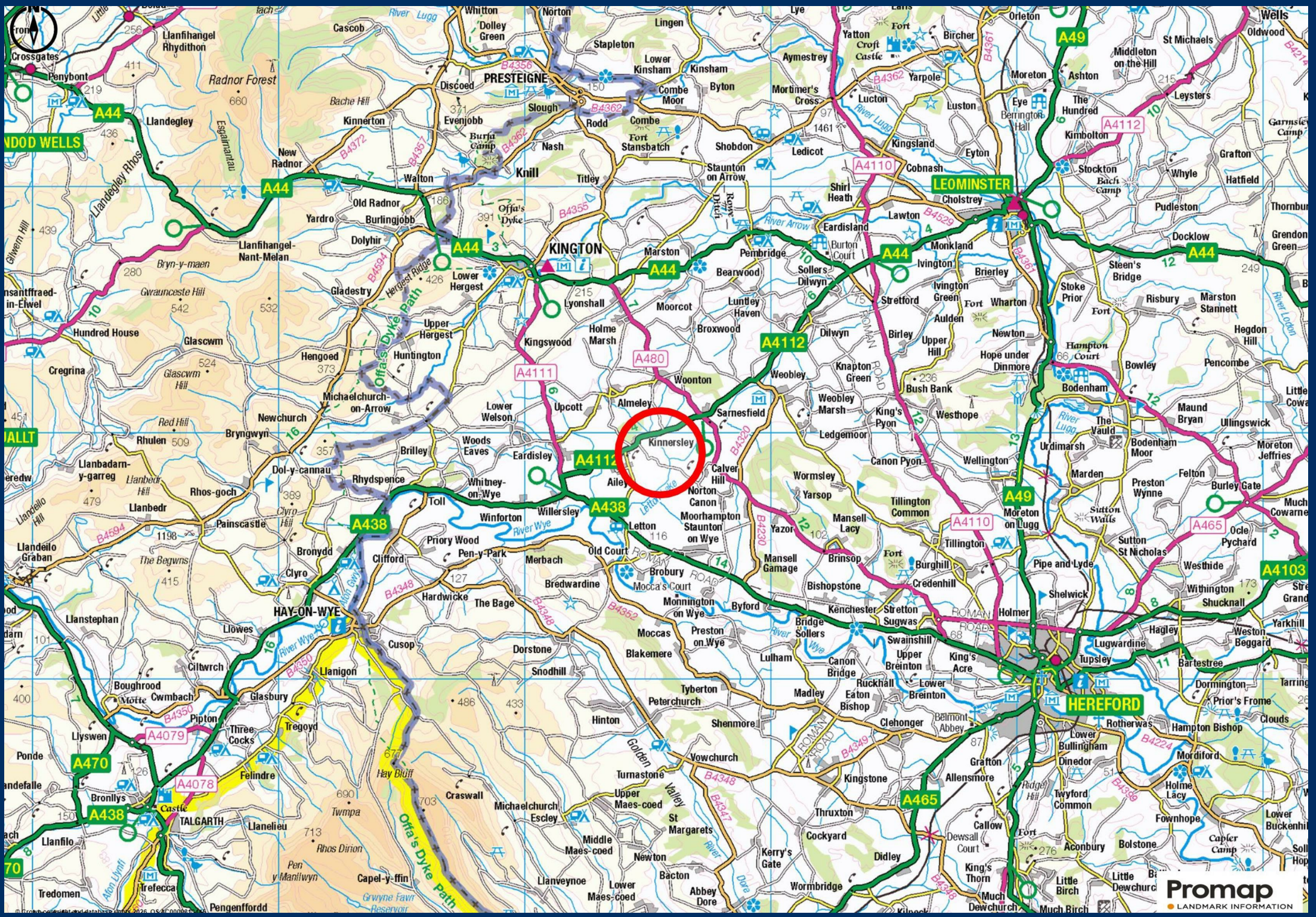


The Bothy

Wind Pump

South Park

71.6m



Mode of Sale

The property is being offered for sale as a whole or in lots by Private Treaty. Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer for the property.

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Viewings

Viewings are strictly by appointment only with the selling agent.

Gareth Wall on 01432 356161 (Option 3) or 07974 143336
g.wall@sunderlands.co.uk

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Health & Safety

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Directions

From Hereford, proceed west on the A480 towards Kington. After approximately 12 miles, at the junction in Sarnesfield, turn left onto the A4112. Continue on the A4112 for approximately 2 miles and, at the junction adjacent to the church, signposted Norton Wood/Hurstley, turn left. The property will be found approximately 300 metres from the junction on the left-hand side and will be clearly identified by the agent's For Sale board.

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Misinterpretation Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.



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