



BIRCHES BARN AND LAND
PENYARD PARK, ROSS ON WYE, HR9 5TQ

Brightwells
Est. 1846

BIRCHES BARN AND LAND,
PENYARD PARK, ROSS ON WYE,
HR9 5TQ

W3W: [///blessing.laying.makeup](https://www.blessing.laying.makeup)

- Traditional barn with Planning Permission
 - Pasture land
 - Spring water supply
 - In all 14.39 acres

Guide Price £350,000



DESCRIPTION

Birches Barn is a landmark property in the Weston area, as it sits proudly below Penyard Park, overlooking the beautiful South Herefordshire countryside. This large traditional stone barn sits above the surrounding countryside and offers tremendous potential for a stunning rural property, along with pasture land extending to 14.39 acres.

PLANNING

DCSE2005/3042/F—Planning permission was granted in September 2005 for the conversion of and alterations to the redundant period barn. The vendor has confirmed the planning permission has been crystallised by Herefordshire Council as being commenced. This was after work to the roof and gutters. This work has kept the barn in a watertight condition with the stone elevations being in an extremely good order and condition.

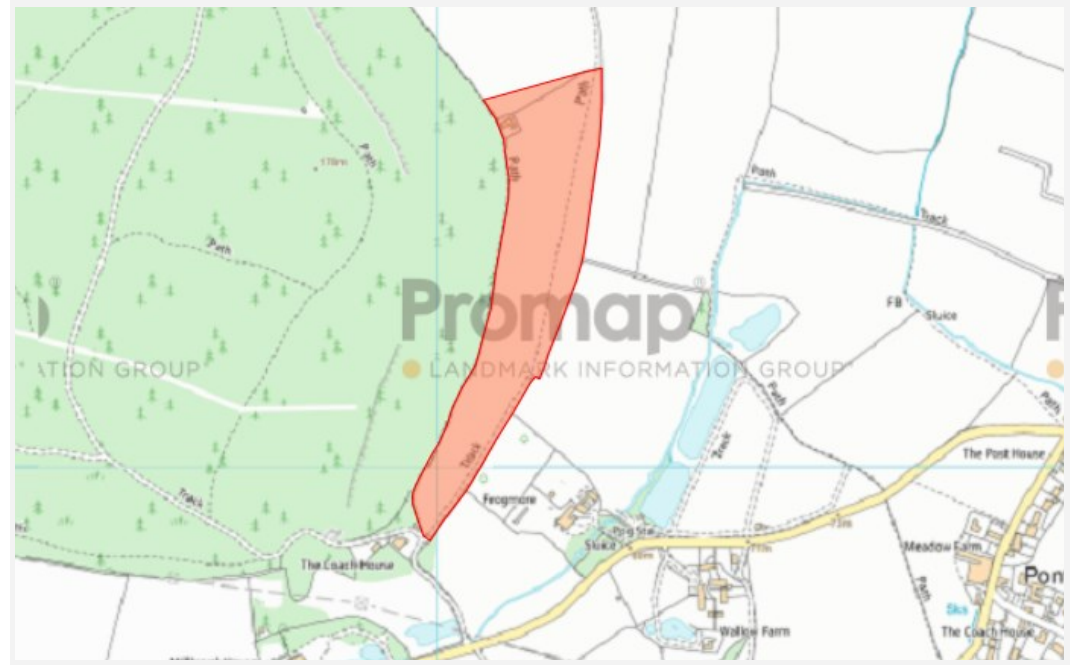
The planning includes the following accommodation: Ground Floor; open plan Kitchen/ Diner, Living Room, Bedroom and Bathroom, First Floor; Galleried landing, Bedroom with en-suite, 2 further bedrooms and bathroom. Further details are available from the agents.

THE LAND

The land is laid to pasture and used for the grazing of sheep. The land is stockproof fenced. There is a footpath running along the whole of the eastern boundary.

ENTRANCE WAY

We understand Birches Barn and land has a right of way leading off the council highway up to its entrance gateway.



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

There are no services currently connected.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchaser(s) shall be deemed to have full knowledge of the boundaries and area of the land and neither the vendor nor the vendors agents will be responsible for defining the boundaries of ownership. Any errors of misstatement shall not annul a sale or entitle any party to compensate in respect thereof.

ENVIRONMENTAL SCHEMES

There are no environmental schemes currently on the land.

ANTI-MONEY LAUNDERING

Any offers made to the agents must be accompanied by the prospective purchasers proof of ID and home address.

LOCAL AUTHORITY

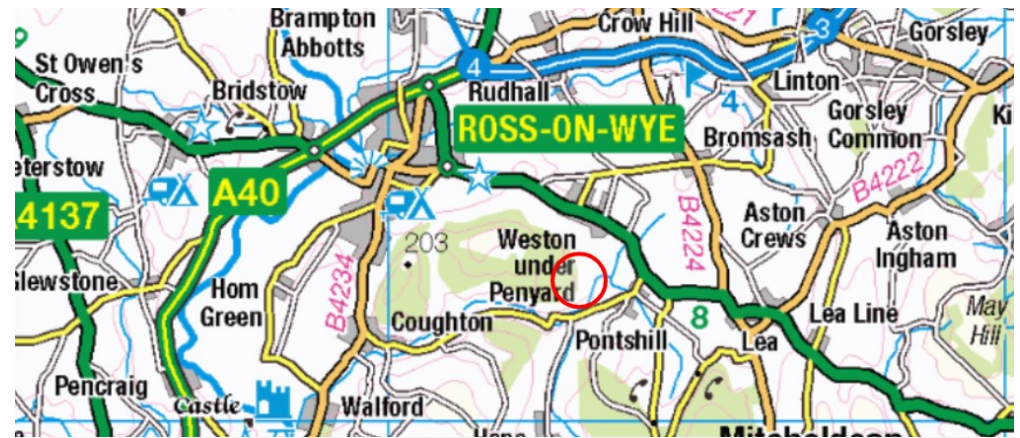
Herefordshire County Council—Plough Lane, Hereford

METHOD OF SALE

The property is offered for sale by private treaty.

LICENCES

The land is currently grazed by a local farmer, on completion of a sale he will vacate the land should the purchaser not wish to continue with the grazing.



SITUATION

From Ross on Wye take the A40 towards Gloucester. Proceed through the village of Weston under Penyard. After the settlement of Ryeford turn right, signposted for Pontshill. Follow this lane for 1 mile and turn right onto a stone track (note small green cabinet). The gateway to the property is located on the right hand side, below The Coach House.



W3W:////////blessing.laying.makeup

Note: when parking on site, please give consideration to The Coach House and do not block their access to and from their property.





14.39
ACRES



Brightwells, Stoney Street, Madley, Hereford, HR2 9NH T:01432 261325 E:farmsandland@brightwells.com

V4 14.04.25

Solicitors: Lanyon Bowdler, Chapter House North, Abbey Lawn, Abbey Foregate, Shrewsbury, SY2 5DE
FAO Calum Eagle

Viewing: Via appointment only through the selling agents

Brightwells
Est. 1846

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.