



**Arkwright
Owens**

herefordshireproperty.com

Woodlands, Cockyard, Herefordshire, HR2 9EF

- 29.54 (11.96 Ha) of Arable Land
- A Building Plot
- A three bedroom Agricultural Tied Bungalow

Offers Invited Over £700,000

Situation

The property known as Woodlands is situated in the hamlet of Cockyard close to the Whitfield Estate, in the south-west of Herefordshire. Cockyard is one of the most beautiful areas of south-west Herefordshire with the dramatic landscape of the Black Mountains and Welsh borders in the west.



Directions

From Hereford turn left from St Nicholas Street onto the River Wye bridge sign posted A465 Abergavenny Road passing Belmont roundabout after 2 miles and continue on A465 passing Locks Shell petrol filling station & supermarket which is 5.6 miles from Hereford. Continue straight on passing through the village of Wormbridge and at 8.7 miles turn right signposted Abbey Dore. At 9.5 miles turn right betwixt a pair of Oak trees and continue straight on up a gentle incline towards open farmland and



forestry, passing a left hand turn signposted Bacton & Abbey Dore. Continue straight on, and on the left hand side after a large holly tree at 11 miles distance. There are two five bar gates and Woodlands bungalow with access to the fields and barns from those gates.

Distances to villages & local centres

Hereford City	11 miles
Abergavenny	14 miles
Ross-on-wye	18 miles
Kilpeck	9 miles
Wormbridge	8.5 miles
Ewyas Harold	5 miles
Pontrilas	5 miles



Summary description of property for sale as one lot

- 29.54 Acres (11.96 Ha) grade 1 & 2 arable land
- A steel framed barn of 980 sq.ft (91 sq.m) with proposed change of use to convert into a dwelling (use class c3) part q planning consent for a 3 bedroom house.
- A two bedroom agricultural occupancy bungalow set in large garden in need of refurbishment.

The Land

Arable land

Woodlands Farm land has been farmed in a traditional cereal rotation of winter wheat, spring barley, and oil seed rape. The land is well drained and potentially suitable for root crops.



Field numbers

0226	0.65 acre
0226	2.85 acres
8911	9.27 acres
9939	7.98 acres
8329	8.79 acres

The Barn & Part Q Planning

Steel framed agricultural barn

Main barn external area is:

20' (6.1m) x 30' (9.2m) = 56 sq.m (605 sq.ft)

Lean to:

13'1" (4m) x 28'2" (8.6m) = 35 sq.m (377 sq.ft)

Description of barn

The steel framed barn has a concrete floor with concrete block walls and metal sheeted wall covering and a profile sheeted roof.

The internal area of the ground floor of the proposed dwelling is: 18'7" sq.ft (5.7m) x 29'1" (8.9m) 51 sq.m (550 sq.ft) and the net internal area of the two storey dwelling: 1,100 sq.ft (102 sq.m).

Planning Application Link:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230451&search-term=HR2%209EF



The proposed Part Q barn conversion accommodation

The ground floor entrance into hall with cupboard and shower cloakroom, into a south and west facing open plan kitchen/dining room, leading to sitting room with patio door facing west and stairs to first floor. Central landing with family bathroom, and master bedroom with ensuite bathroom, and walk-in cupboard hanging space. Two further bedrooms both with built in wardrobes.



Park Home

The Park home sits on a concrete base adjacent to the steel framed barn and has consent to be used by the owners in conjunction with the farming operation.

Concrete base:

28'2" (8.6m) x 36' (11m)



The Bungalow

Description

A detached bungalow Woodlands was built in the 1960's with a private drive in an elevated setting commanding views across "The Grey Valley" with the back drop of the Black Mountains. The property is surrounded by farmland and forestry in unspoilt countryside. The bungalow is constructed of brick, stone and concrete blocks under a tiled roof with timber framed windows and could be improved and modernized.

Agricultural occupancy restriction

The bungalow is subject to an agricultural occupancy restriction which restricts the occupation of the property to someone employed (or last employed) in agriculture or forestry.



Accommodation

Side Porch

6'2" x 2'8" (1.9m x 0.87m)

Front Porch

3'9" x 6'2" (1.2m x 1.9m)

Hall

5'5" x 5'9" (1.7m x 1.8m) + Cupboard

Inner Hall

6'8" x 6'5" (2.1m x 2m) + Cupboard

Sitting Room

11'8" x 14'7" (3.6m x 4.5m)

Kitchen

15'4" x 14'7" (4.7m x 3.6m)

Bathroom

6'2" x 5'5" (1.9m x 1.7m)

Separate WC

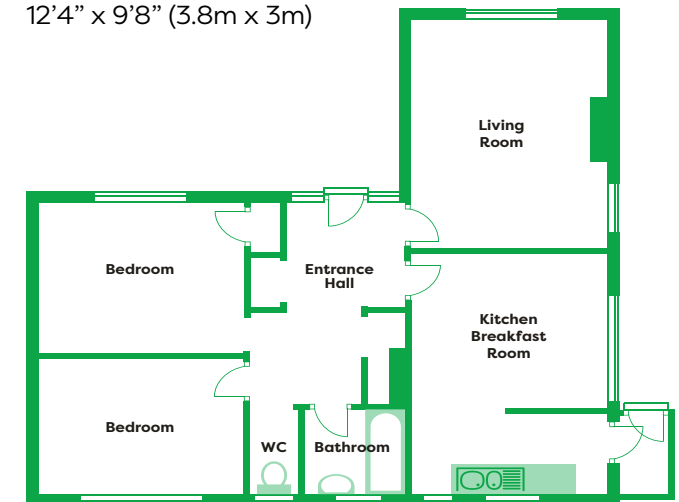
5'5" x 2'9" (1.7m x 0.9m)

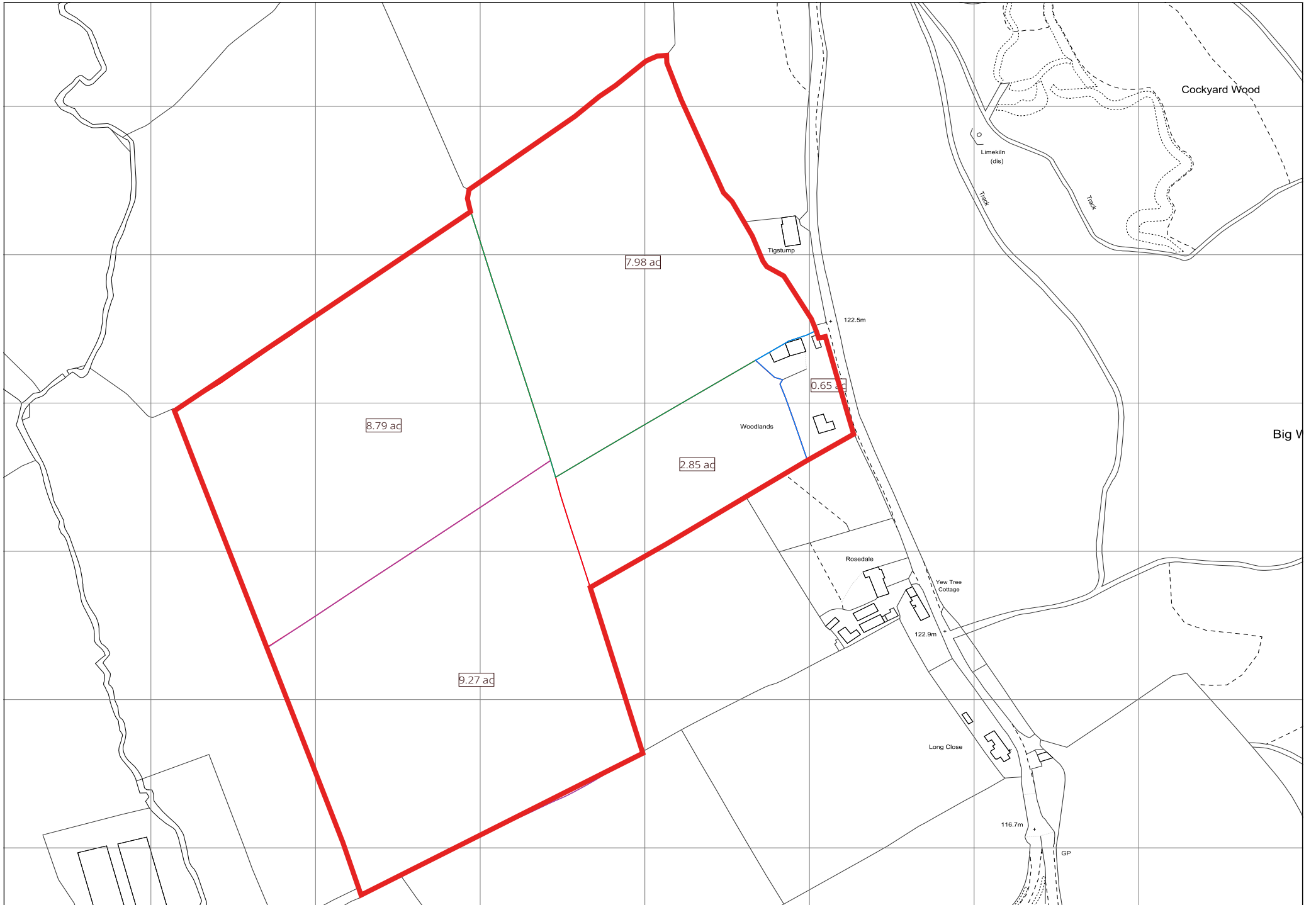
Bedroom

12'1" x 8'5" (3.7m x 2.6m)

Bedroom

12'4" x 9'8" (3.8m x 3m)







Services

Mains electricity and mains water are connected to the bungalow property. The bungalow is heated with an oil fired central heating boiler, and the oil is stored in a bunded oil tank. There is a private drainage system with soak-aways within one of the corners of a field O226.



Council Tax

Band D



Guide Price

Offers invited over £700,000



EPC

Energy Rating: E. Cert: 9657-3932-7209-9367-2200



what three words

///coconut.scope.sings



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

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