

COBB  
AMOS

THE AUCTION



Shady Barn  
Garway, Herefordshire, HR2 8RR

Guide Price  
£225,000

## Introduction

An exceedingly rare opportunity to develop a detached barn located in a fabulously rural and elevated position in the South Herefordshire countryside. The barn has had some of the works already done on the main structure and full details of the planning consent can be found on-line under planning reference 163265.

## Property description

This redundant agricultural building built in stone comprises of a double storey main structure and single storey area to the side and the planning permission allows for a living room with floor to ceiling glazed windows with dual aspect and will be a delightful room with wonderful views; steps lead down to the kitchen. On the first floor there is provision for two bedrooms and a bathroom. The current owner has already started some of the major renovation having rebuilt and pointed the walls and installed some new oak trusses and rafters.

## External Features

The property is accessed from the lane via a driveway which is on the registered title for Shady Barn and then turns left where a newly constructed hardcore driveway leads to the barn. The land has not been cultivated for many years but with its natural topography it allows for plenty of planting opportunities. The total land is in the region of 2.5 acres.

## Rights of Way

The neighbouring property known as Shady Gardens has both pedestrian and vehicular access across the first part of the access drive before it splits. There is a public footpath which runs along the south eastern boundary.

## Services

No services are currently connected to the site. There is a natural spring to the rear of the property and drainage would need to be installed to a septic tank.

## Method of Sale

The property will be sold by auction on Thursday 4th May at 6pm sharp at Luctonians Sports & Social Club in Kingsland. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.



## Auction Pack Solicitors

The auction pack will be available for inspection at this office or the solicitors at least 7 days before the auction.

Ms Amie Meek; Star Legal, Tiverton House, Lion Street, Abergavenny NP7 5PN;  
Tel: 01873 736536 E-mail: abergavenny@star-legal.co.uk

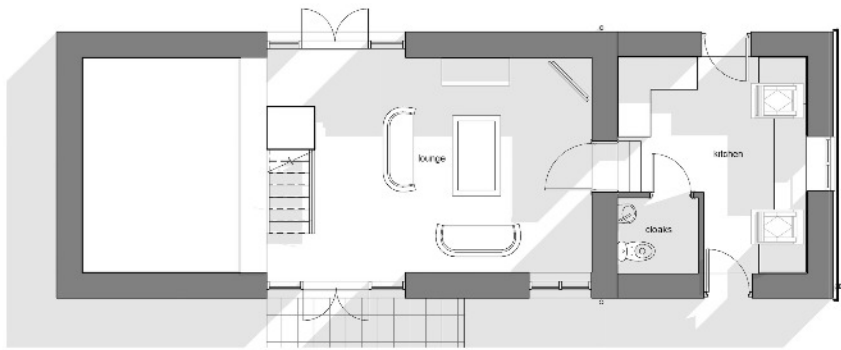
## Location

Garway Hill is a rural community that covers a wide geographical area and in the main is a collection of old farms, cottages and small holdings. Garway is in a beautiful setting on a south-facing slope of the Monnow valley in Herefordshire where the banks of the river Monnow separate England from Wales. The nearest towns providing additional facilities is Eywas Harold which is 5 miles to the northwest, The historic town of Monmouth provides a more comprehensive supply of shopping, schooling and social activities and is around 12 miles south. Hereford and Ross on Wye are around 13 miles away.

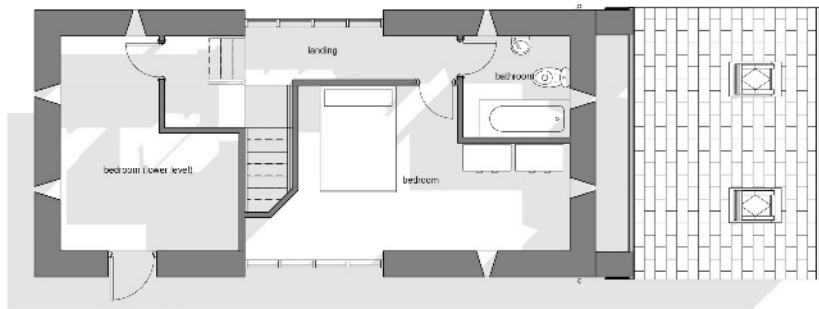
## Directions

Leave Hereford along the A465 heading towards Abergavenny travelling for approximately 9 miles and turn left at the signpost for Garway Hill & Orcop. At the top of the hill turn right at the junction and follow this road to its conclusion turning left at the junction. Proceed for around 1 mile into Bagwylydiart and turn right at the junction with the signpost to Garway Hill. Follow this road for a short distance and where the road forks at the Methodist Chapel take the left turn and continue for approximately 1 mile and the property driveway can be found on the right hand side identified by our For Sale board.

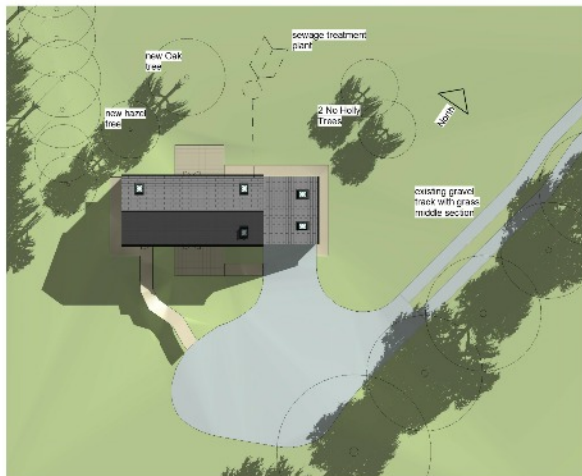




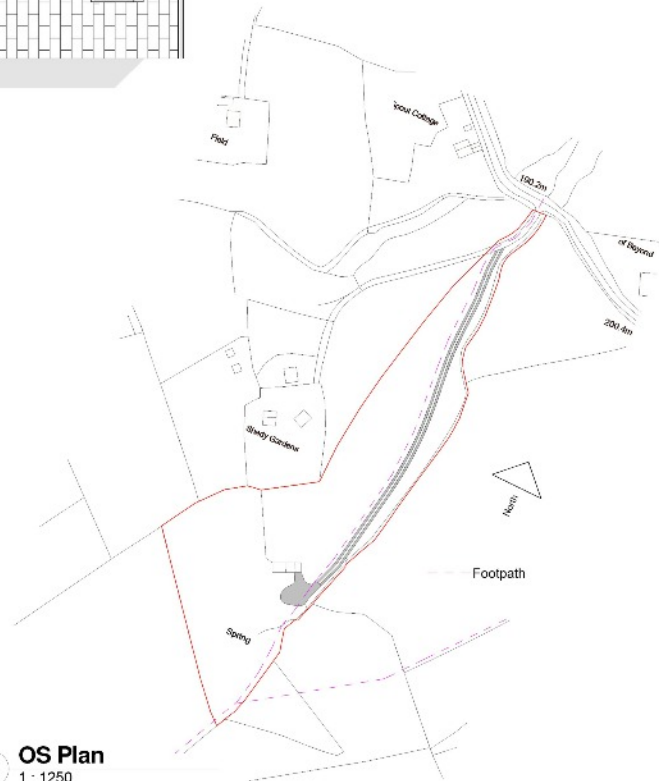
**1 Ground Floor**  
1 : 50



**2 First Floor**  
1 : 50



**3 Proposed Site Plan**  
1 : 200



**4 OS Plan**  
1 : 1250



**5 North West Elevation**  
1 : 100



**7 South East Elevation**  
1 : 100



**6 North East Elevation**  
1 : 100



**8 South West Elevation**  
1 : 100

**Indicative planting scheme**

**Proposed Trees**

Native planting		
Quercus Petrae	Sessile Oak	20-25 cmg
Ilex Aquifolium	Holly	14-18 cmg
Corylus Avellana	Hazel	80-100cm

All trees will be bare root stock and the trees within each group shall be evenly distributed in an informal manner with allowances for overlaps with adjacent groups.

Planting to be completed no later than the first planting season post completion of the external works. The planting will be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

Planting area to be cultivated and cleared of weed and construction waste etc.



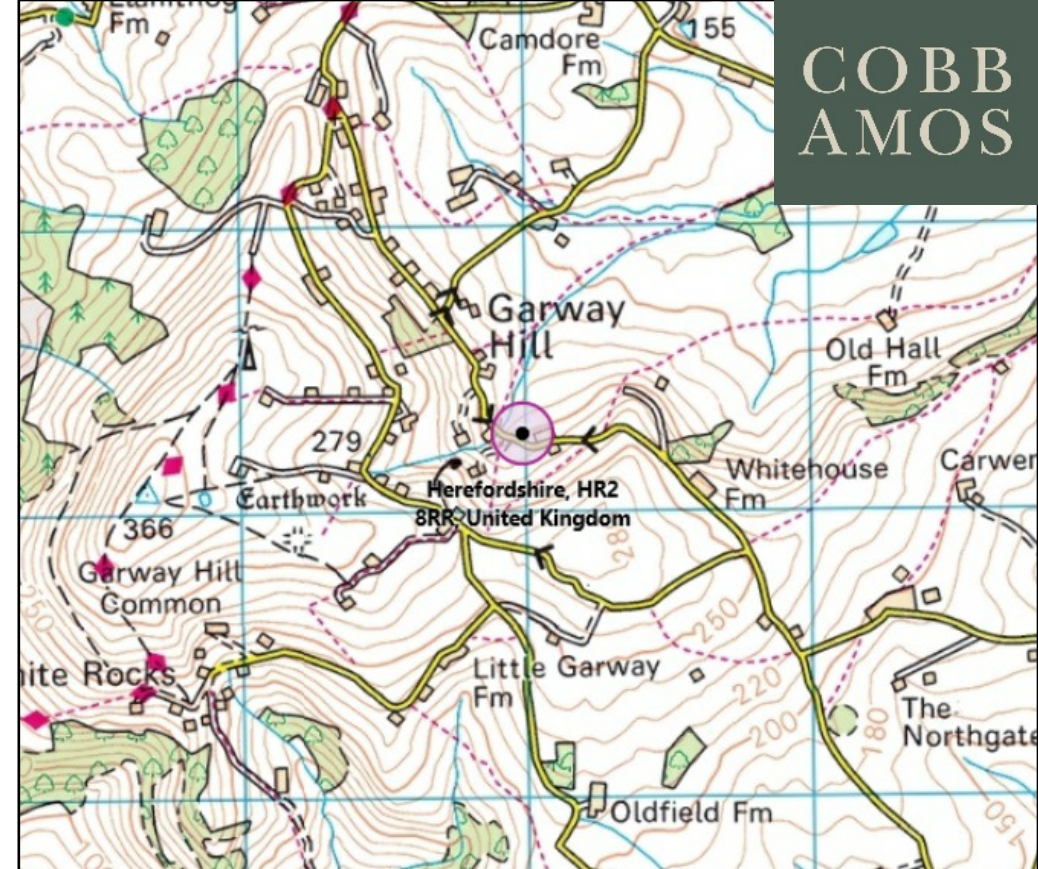
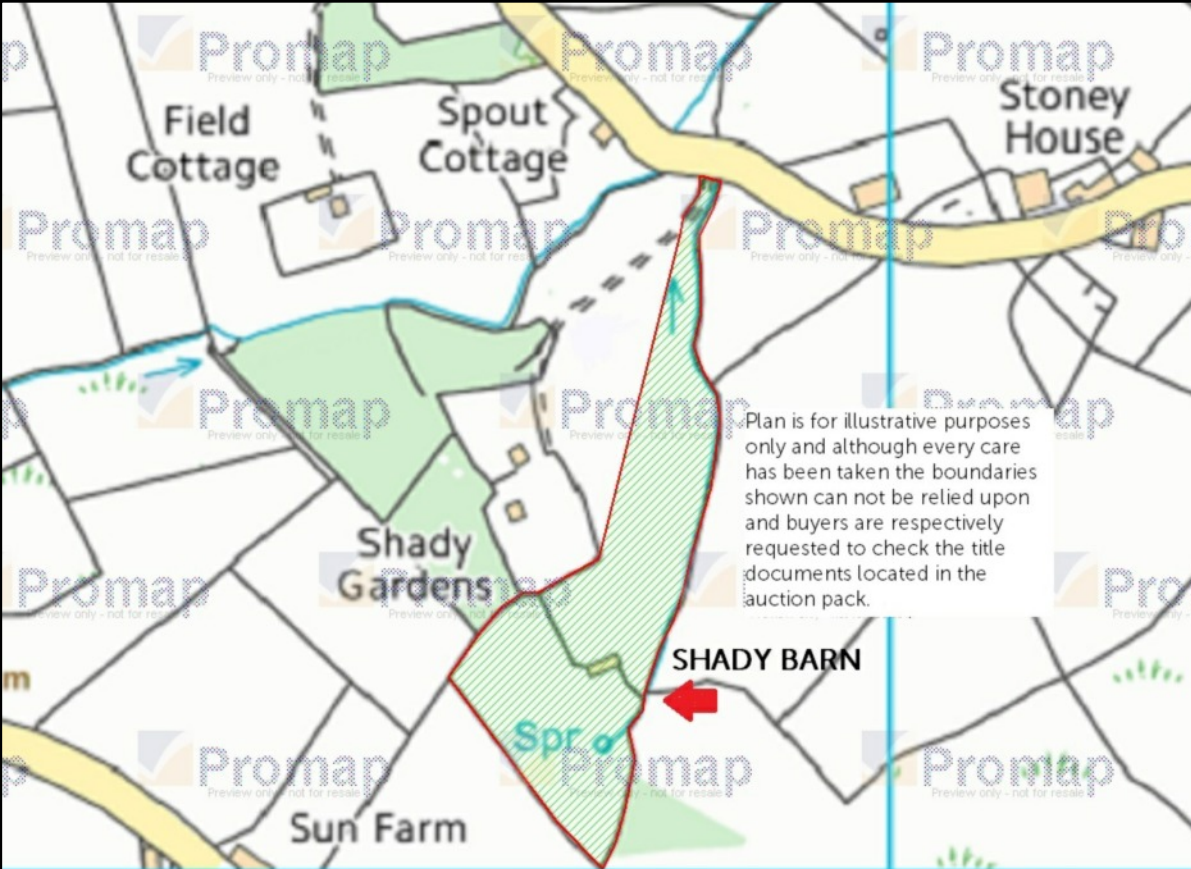
Holly Tree



Hazel Tree



Oak Tree



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