

Barns at Richards Castle, Herefordshire

BK Bruton Knowles

Barns adjacent to Lower House Farm, Richards Castle, Herefordshire, SY8 4EW

Potential barn conversion scheme for 5 dwellings with positive pre-application response (subject to planning)



Development Opportunity – ‘Expressions of Interest’ Guide Price £450,000

Land and Buildings adjacent to Lower House Farm, Richards Castle, Herefordshire, SY8 4EW

LOCATION

The site is located within the rural village of Richards Castle, on the Shropshire-Herefordshire border, some 3.5 miles south of the historic town of Ludlow and 7 miles north of the market town of Leominster. The village benefits from amenities including a public house (The Castle), church, and village hall. There is also a bus service that serves the village, providing connections to the neighbouring towns of Leominster and Ludlow.

DESCRIPTION

The property comprises a range of historic agricultural barns situated adjacent to a Grade II Listed oak framed farmhouse (excluded). The farmhouse and hardstanding surrounding are excluded from the sale. The historic buildings have been adapted and extended historically to provide a wide range of open sided and enclosed storage space. The buildings are a mix of single and two storey, predominantly brick built with oak framing above and under dual pitched roofs. A more modern steel portal frame and blockwork agricultural building with cladding and sliding doors is located to the west of the site. The largest barn adjacent to the house contains original line shafts and a grain dryer. To the middle of the site is a pole mounted electrical transformer, distributing power to the buildings and farmhouse. Circulation areas are concrete in part with areas of hardcore.

Approx. building sizes (refer to numbered plan at rear of brochure)

No.	Description	sq.ft.	No.	Description	sq.ft.
1	Steel Workshop	1,216	6	Steel Lean-to	1,330
2	Blockwork Shed	861	7	Brick Workshop	643
3	Oak & Brick Barn	1,744	8	Dutch Barns	2,122
4	Pitched Oak Frame	723	9	Low Steel Sheds	1,165
5	Pitched Oak Frame	693	10	4 Bay Steel Shed	2,546
Total			1,212 sq m 13,043 sq ft		

PLANNING

The Local Planning Authority is Herefordshire Council. Pre-application Advice was undertaken in 2021 with Herefordshire Council, a copy of which is contained within the information pack. The Pre-App confirms that the use of the buildings for residential purposes is acceptable subject to a structural survey confirming that they are capable of conversion.

Whilst Lower House Farmhouse is Grade 2 Listed, the Local Authority do not consider the barns to be curtilage listed. The site also falls outside of the River Lugg Neutrient Neutrality Zone. The site is located in Flood Zone 1, the lowest category of risk.

PROPOSED SCHEME

Further to the positive Pre-App response, there is scope for a prospective purchaser to submit a planning application in line with the illustrative scheme design provided. Alternative schemes may also be considered.

The current scheme proposes to demolish the dutch barns and its adjoining buildings to the east of the site and retain the traditional timbered barns that are located adjacent to Lower House Farmhouse, providing a total of 4 no. semi-detached dwellings. An additional dwelling will be created through the conversion of another agricultural building to the west of the site.

Plots A and B will be a conversion of the traditional barn located to the east of the site into a pair of semi-detached two-storey dwellings comprising of 4 and 3 bedrooms respectively, both with gardens to the east. Plot C is a three bedroom dwelling of largely single-storey-living with a solitary bedroom upstairs and a large garden to the south. Adjoining this, Plot D is a single-storey conversion with two bedrooms and garden to the south. Finally Plot E is a detached barn conversion to become a two-storey dwelling with three bedrooms to the west of the site.

Access to all Plots will be via a new access located east of the site off Castle Road, with parking adjoining the rear gardens of Plots A, B, C, D and adjacent to Plot E's dwelling.

SCHEDULE OF PROPOSED ACCOMMODATION

Unit	Type	Beds	GIA Approx. Sq.m	GIA Approx Sq.ft
A	Semi- detached	4	154	1,658
B	Semi-detached	3	174	1,873
C	Semi-detached	3	193	2,082
D	Semi- detached	2	111	1,200
E	Detached	3	212	2,286
Total			844	9,099

Please see the proposed scheme drawings for further information. Interested parties may wish to consult with Mr Tom Froggatt of RRA Architects who have progressed the scheme to date.

SERVICES

Purchasers should satisfy themselves as to the location and availability of services. Electricity supplies will be required to be split by a purchaser. The farmhouse is currently served by a private water supply which does not benefit the buildings.

VAT

VAT will not be chargeable on the purchase price.

TERMS

'Expressions of Interest' are to be invited initially. Guide Price £450,000. The site is currently owner occupied.

Both Conditional (Subject to Planning) or Unconditional offers will be considered including the change of use or re-development. Please see the Information Pack for a copy of the Expression of Interest / Offer Form.

Proposals should be in accordance with the 'Proposal Form' contained within the Data Room, and be received by Noon **Thursday 21st September 2023**. Proposals should be submitted to Ben Owen/William Matthews to be delivered by hand, post or email by noon to Bruton Knowles, Unit 5 Flexspace, Leominster Enterprise Park, Leominster, HR6 0LX.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. Each party is to incur their own legal fees in this transaction. If a sale is progressed on a conditional basis a non-returnable but deductible deposit may be sought together with a legal undertaking. There is to be no retained agricultural right of way through the sale area and a new agricultural access is to be installed to the north. It is proposed that the purchaser retains a 1m strip against the barns facing the farmhouse and a 3m working width for a period of 2 years from a sale.

VIEWING & FURTHER INFORMATION

The site is to be viewed by prior appointment only.

An information pack been prepared that provides further building and sale information. This includes indicative Scheme Drawings and historic Pre-Application Advice. For access please email: ben.owen@brutonknowles.co.uk

SUBJECT TO CONTRACT - AUGUST 2023

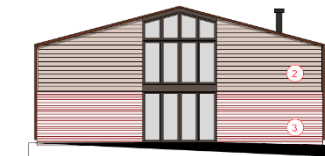
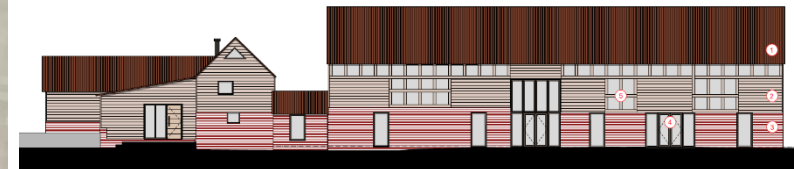
Barn Development Opportunity

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Proposed Scheme Drawings

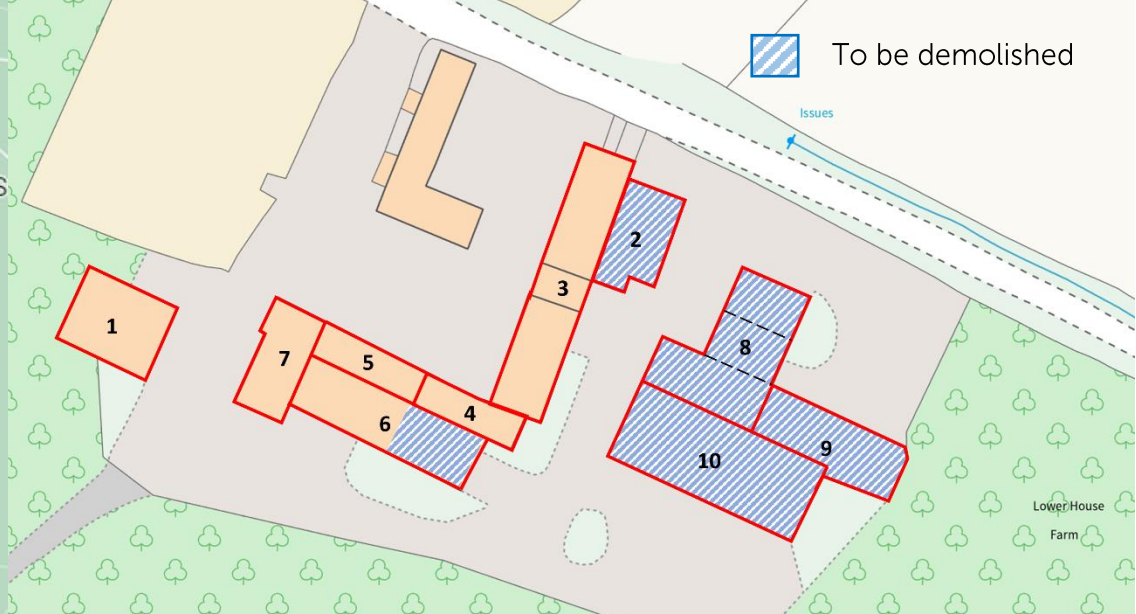
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Note: There is to be no continued access through the retained farmhouse, yard and garden area. A new agricultural access is to be installed by the vendors to the north for the benefit of the wider agricultural land. Boundaries are to be agreed based on the proposed scheme.

Illustrative Sale Area – subject to negotiation



REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

CONTACT

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