



Class Q Building at Ty-ar-y-Maen Longtown, Hereford, HR2 0NA



Sunderlands
Residential Rural Commercial



**Class Q Building
Ty-Ar-Y-Maen
Longtown
Hereford
HR2 0NA**

Summary of Features

- Sought after rural location
- Dutch barn with Q-Class planning
- Proposed three bedroom accommodation
- Approximately 1 acre of grounds
- Stunning views across the neighboring countryside
- Additional 3-bedroom house, 2-bedroom annexe, barns and 4.8 acres available separately
- Offered for sale as a single lot, with a guide price of £950,000

Price Guide £225,000

Positioned just off a quiet country lane in the heart of rural South Herefordshire, this substantial detached Dutch barn presents an exceptional opportunity, benefiting from full Class Q planning permission for conversion into a striking contemporary home. The approved plans provide for a spacious and highly versatile layout, comprising an entrance hall, an expansive open-plan kitchen and dining room, a separate lounge, utility room, cloakroom/WC, and three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a generous family bathroom. Externally, the property is set within approximately 1 acre of paddock land, with far-reaching views across the beautiful Herefordshire countryside. Combining an idyllic rural setting with significant development potential, this is a rare opportunity for developers, self-builders, or discerning buyers looking to create a bespoke country home in an outstanding location.

Location

The delightful village of Longtown lies on the edge of the Black Mountains, which themselves are part of the Brecon Beacons National Park. The whole area is renowned for its natural beauty and is hugely popular with walkers and those who enjoy outdoor pursuits. The village itself has a thriving community and has a popular primary school, award winning shop, village hall and pub. The market towns of Abergavenny and Hay on Wye are also within reach and offer more extensive services when required.

Planning permission

Planning consent for the Class Q Prior Approval can be found using the reference number P261153/PA4.

Proposed accommodation

The proposed accommodation is over two storeys comprising: A welcoming entrance, kitchen/dining room, lounge, utility room, WC, three bedrooms including one with en-suite facilities, and a generous family bathroom.

Services

We understand mains electricity is already available and mains water supply is nearby. Private drainage with a scheme that will need to be approved by the council etc.

Tenure

Freehold

Local authority & public utilities

Herefordshire Council, Plough Lane, HR4 0LE.
Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY
National Grid, Eco Park Road, Ludlow, SY8 1FN

Wayleaves, easements & rights of way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Site plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Viewings

Strictly by appointment. Please contact the agents before travelling to check viewing arrangements and availability.

Important notice

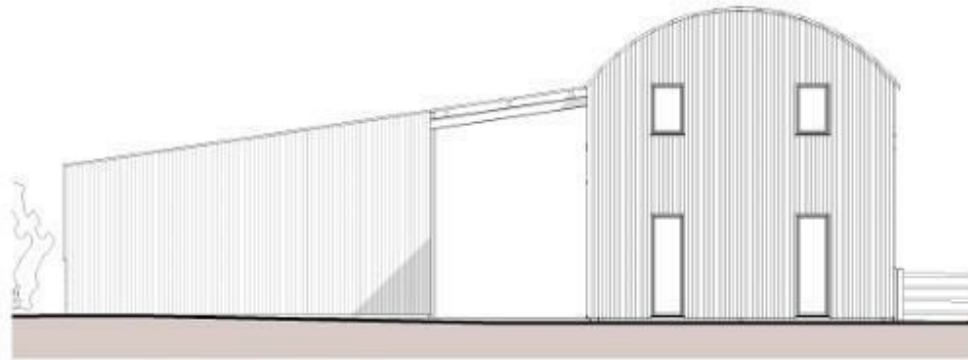
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract

Agents notes

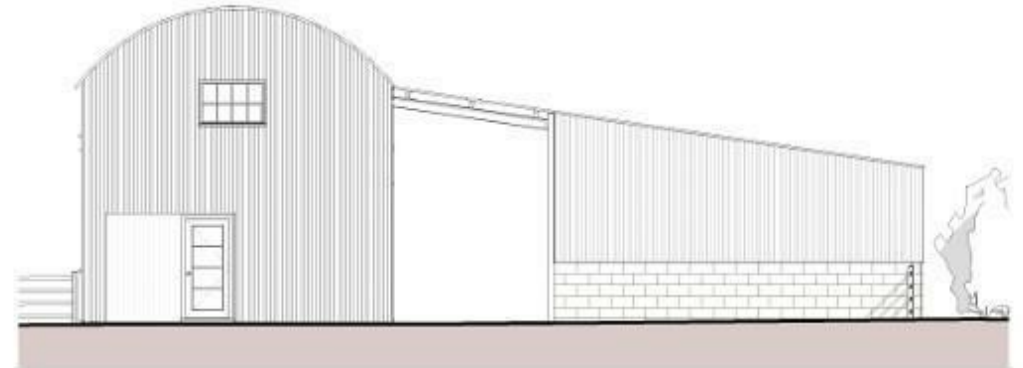
Additional 3-bedroom house, 2-bedroom annexe, barns and 4.8 acres available separately, offering an exceptional opportunity for buyers seeking a characterful rural property. The entire holding is available as a whole with a guide price of £950,000.

Anti money laundering

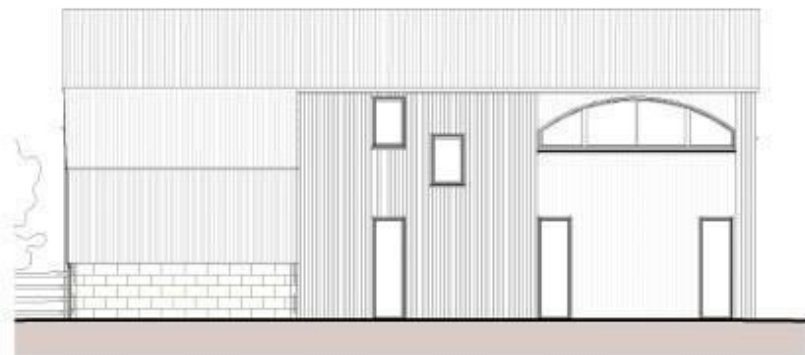
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



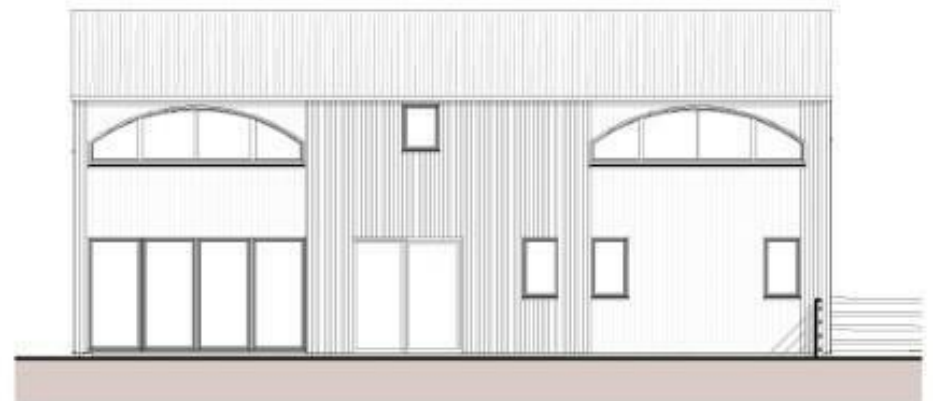
Proposed- Northern elevation
1 : 100



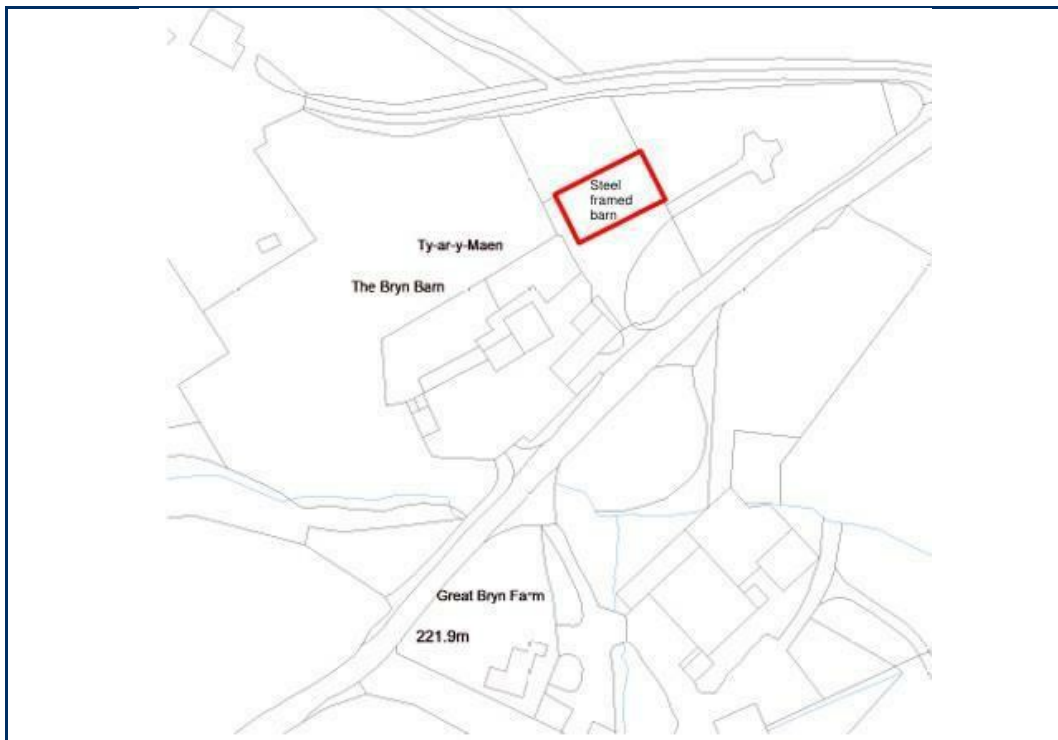
Proposed- Southern elevation
1 : 100



Proposed- Eastern elevation
1 : 100



Proposed- Western elevation
1 : 100





Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.