

Sheep Barn, Pantyvithel Farm, Hay-On-Wye, Hereford, Powys, HR3 5RH

Property Reference: BRE120029 • Hay-On-Wye Office • Tel: 01497 820778

TO LET Stone Barn in rural setting available for Commercial, Tourism, Sporting or Recreational use (subject to obtaining appropriate planning consent). Not for unrestricted residential dwelling.



DESCRIPTION:

A detached stone barn located in a rural setting approximately 3 miles from the world famous town of Hay-On-Wye. The barn, which is predominantly of stone construction under a pitched profiled sheet roof, is accessed by either crossing a field or following an old track way.

PLANNING PERMISSION:

Planning permission will be required for any of the specified uses listed, i.e. commercial, tourism, sport or recreation.

Parties interested in leasing the barn are advised to make their own enquiries at the Brecon Beacons National Park Planning Dept.

LEASE DETAILS:

The barn is available at rental terms to be agreed with a quoting rent of £800 per annum in its existing state for a term to be agreed.

The property comprises the following accommodation (measurements are provided for identification only):

STONE BARN - A solid stone barn divided internally as follows

Sheep Barn - 34'5" x 18'10" (10.5m x 5.74m)

Partial flagstone floor, two openings from exterior measuring 2.97m x 3.43m. Height to roof truss 3.5m.

Sheep Barn Store - 26'1" x 10' (7.95m x 3.05m)

Unroofed structure with part flagstone floor, open to south elevation.

SERVICES - We are informed that the property is not connected to electricity, water, gas, telephone or any other services

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: We are informed that the property is of Freehold Tenure.

VIEWING: By appointment through selling agents – McCartneys LLP: 01497 820778

OPENING HOURS: Mon–Fri: 9:00am – 5:00pm Sat: 9:00am – 1:00pm

Out Of Hours: Simon Edwards MRICS – 07814 475839

Details Last Updated: Thursday, 05 July 2012

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186