



Church Barn, Whitney-on-Wye, Hereford, HR3 6EH



Church Barn Whitney-on-Wye Hereford HR3 6EH

Summary of features:

- Attractive two storey traditional building circa 5,153 sq.ft.
- Farm shop with café and retail space permitted use
- Prominent roadside location
- Good parking facilities
- Short distance off A438
- Potential for alternative uses subject to planning

**For Sale by Online Auction on
Tuesday 7th May 2024**

**Bidding opens 9am and closes
from 4pm**

Auction Guide: £175,000

Hay-on-Wye 4.5 Miles | Hereford 17.2 Miles

Situation:

An exciting retail / business opportunity, the attractive Church Barn is prominently situated in the village of Whitney-on-Wye one mile east from the border with Wales. Its beautifully situated, unique roadside (A438) and riverside location give it high traffic visibility and appeal.

Whitney-on-Wye has increasingly become a tourist, second home and retirement destination. The village benefits from a range of places to visit, stay and eat as well as a hub for existing and potential recreational activities and localised business trade.

Whitney-on-Wye is well connected by the A438 and provides easy access to the charming market town of Hay-on-Wye, situated just 4.5 miles to the south-west, offering an excellent range of services. Noteworthy for the famous annual Hay Festival, it is a year-round destination. Also to the south west past Hay-on-Wye the outstanding recreational area, the Brecon National Park in Wales is a 25 mile scenic drive away. In the other direction heading 17 miles south-east on the A438 you reach the historic Cathedral City of Hereford which offers a wide range of amenities and activities.

Centrally positioned in this area, Church Barn's prominent roadside location benefits from a high volume of passing trade for both local business and tourist attractions. The property is accessed via an entrance situated directly off the A438.



Description:

Church Barn comprises a substantial detached building which effectively consists of two different barn buildings. To the front is a stone built barn with pitched stone tile roof over, immediately to the rear of which is a brick built barn with profile clad pitched roof. The front section has sliding loading doors to the front and incorporates double pedestrian access doors, and similarly to the rear of the building of the brick barn is another loading door entrance which incorporates glazed paneling and a door to the outside patio seating area. The building has a large hardcore parking area outside.

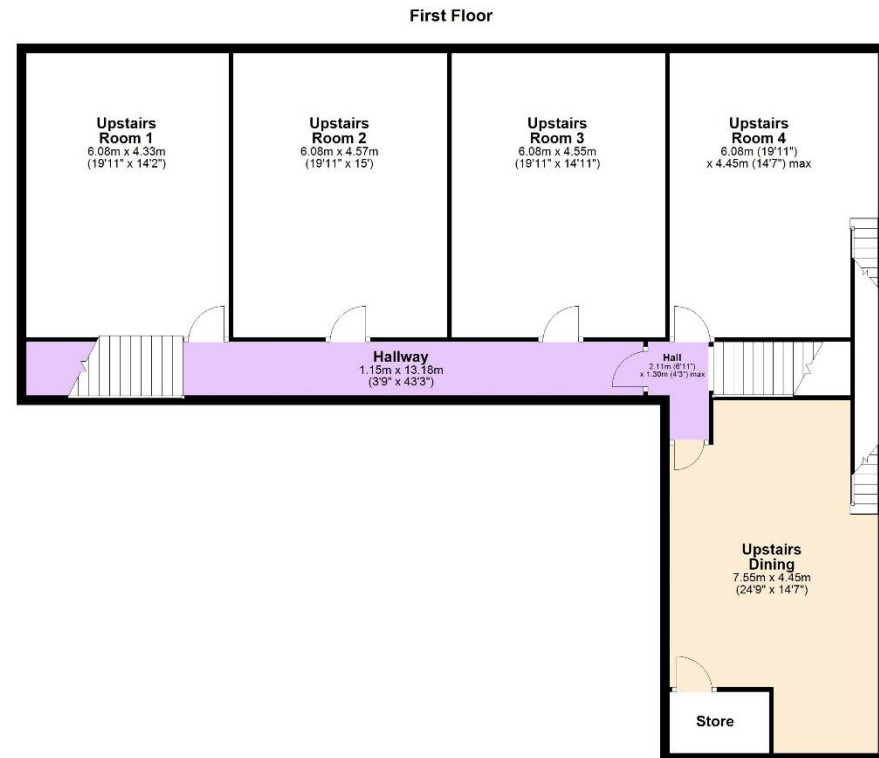
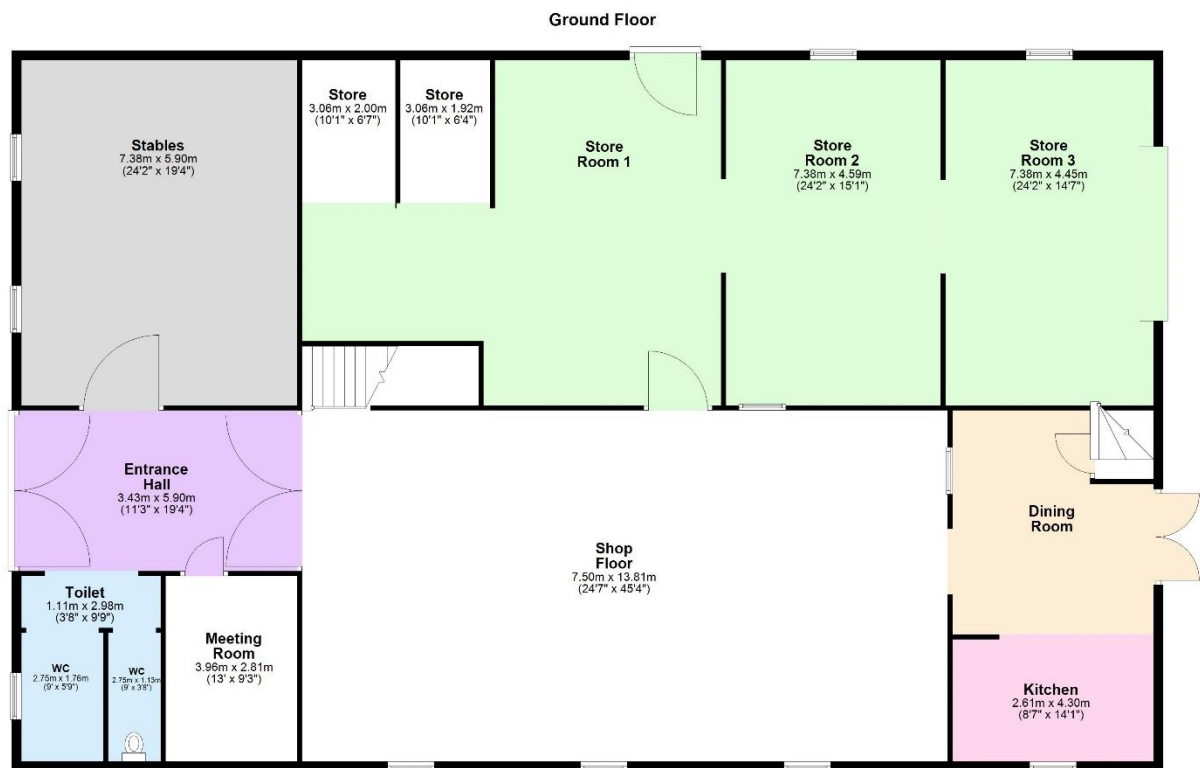
Internally Church Barn affords extensive accommodation and is an attractive property. The retail area has a concrete floor and exposed brickwork as well as being open to the paneled ceiling and showing exposed trusses where the lighting is mounted. To the rear is a patio area.

Accommodation:

Ground Floor	Sqm	Sqft
Foyer / lobby, storage area and store / office	79.96	861
Main retail area / café seating area	137.96	1485
Three storage rooms	137.65	1482
First Floor		
Café seating area and three storage rooms	123.14	1325
TOTAL	478.71	5,153

Services:

We understand that mains electricity is connected. The existing mains water supply supplies the adjoining retained field. The purchaser will be required to install a new separate mains water supply to the barn within six months. We understand the main is located roadside. A new cesspit was installed in 2019.





Use & Business Rates:

Since its conversion, the premises have been used primarily as a farm shop with café and retail space but is potentially suitable for a wide range of retail uses.

The property has the benefit of planning permission that changed the use to A1 which at that time was for retail and part of the property then subsequently benefitted from change of use to A3 which was at the time for café use; we believe this now falls within Use Class E.

The premises also offers potential for alternative uses, such as light industrial or storage / distribution subject to planning permission.

No further planning enquiries have been made. Prospective Purchasers are to make their own enquiries in this regard.

Business Rates:

The property is assessed in the 2023 Rating List as a Shop and Premises with a Rateable Value of £19,250. This has been challenged by the previous tenants and remains under review by the Valuation Office Agency.

Access:

The Vendor reserves a right of way at all times and for all purposes across the area coloured yellow on the plan for the benefit of their retained field.

EPC:

Energy Rating 'E'

Environmental Issues:

Church Barn does have a flooding history, the most extreme of which was in the national floods of 2020. The ground floor and car park were affected. Available remediation strategies have not been implemented.

Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open **on Tuesday 7th May 2024** from **9am and close from 4pm** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

Contract:

The Contract, as well as other documentation, will be available in due course online via the Sunderlands Online Auction tab on our website. Please see a link below:

<https://onlineauctions.sunderlands.co.uk/search>

Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected them.

Vendors Solicitors:

Gabbs Solicitors, 1-2 Chancery Lane,
Hay-on-Wye, HR3 5DJ
FAO: Melanie Tree | Tel: 01497 820312
Email: MTree@gabbs.biz

Agents Fee:

The successful Purchaser(s) will be required to pay the Agents Fee of £600 inclusive of VAT and reimburse the Vendor for the Search Fees.

Tenure:

The property is sold freehold with vacant possession.

Viewing:

Strictly by appointment with the agents:
FAO: Katie Bufton / Tara Boulton
Tel: 01432 356161
E: k.bufton@sunderlands.co.uk

What3Words:

///eternally.taped.waxing

Directions:

Postcode: HR3 6EG

From Hereford: Take the A438, at the Whitecross roundabout take the second exist to continue onto the A438 on the Kings Acre Road. Continue on the A438 towards Letton. After 12.2 miles once you have passed through Letton turn left towards Willersley to stay on the A438. After about 3.1 miles a short distance after passing the SPAR Whitney-on-Wye convenience store you will see Church Barn on your right hand side. Take the right hand turning sign posted woods eaves where you will then find the entrance to Church Barn on your right.

From Hay-on-Wye: Head north on Broad St/B4350. Continue to follow B4350 for 3.8 miles. After passing over the Whitney Toll Bridge turn right onto the A438. After about 0.6 miles take the left hand turning sign posted woods eaves where you will then find the entrance to Church Barn on your left hand side. Alternatively, if you do not wish to cross using the Toll Bridge, head west on Bridge St/B4351 for about 1.3 miles. Then turn right onto the 1438 at Clyro. Continue on the A438 for about 4.6 miles then take the left hand turning sign posted woods eaves where you will then find the entrance to Church Barn on your left.

Auction Guide / Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within 10% of the Guide Price(s). Both figures are subject to change.



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.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

Boundaries:

Purchasers are deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries of ownership of the land.

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.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

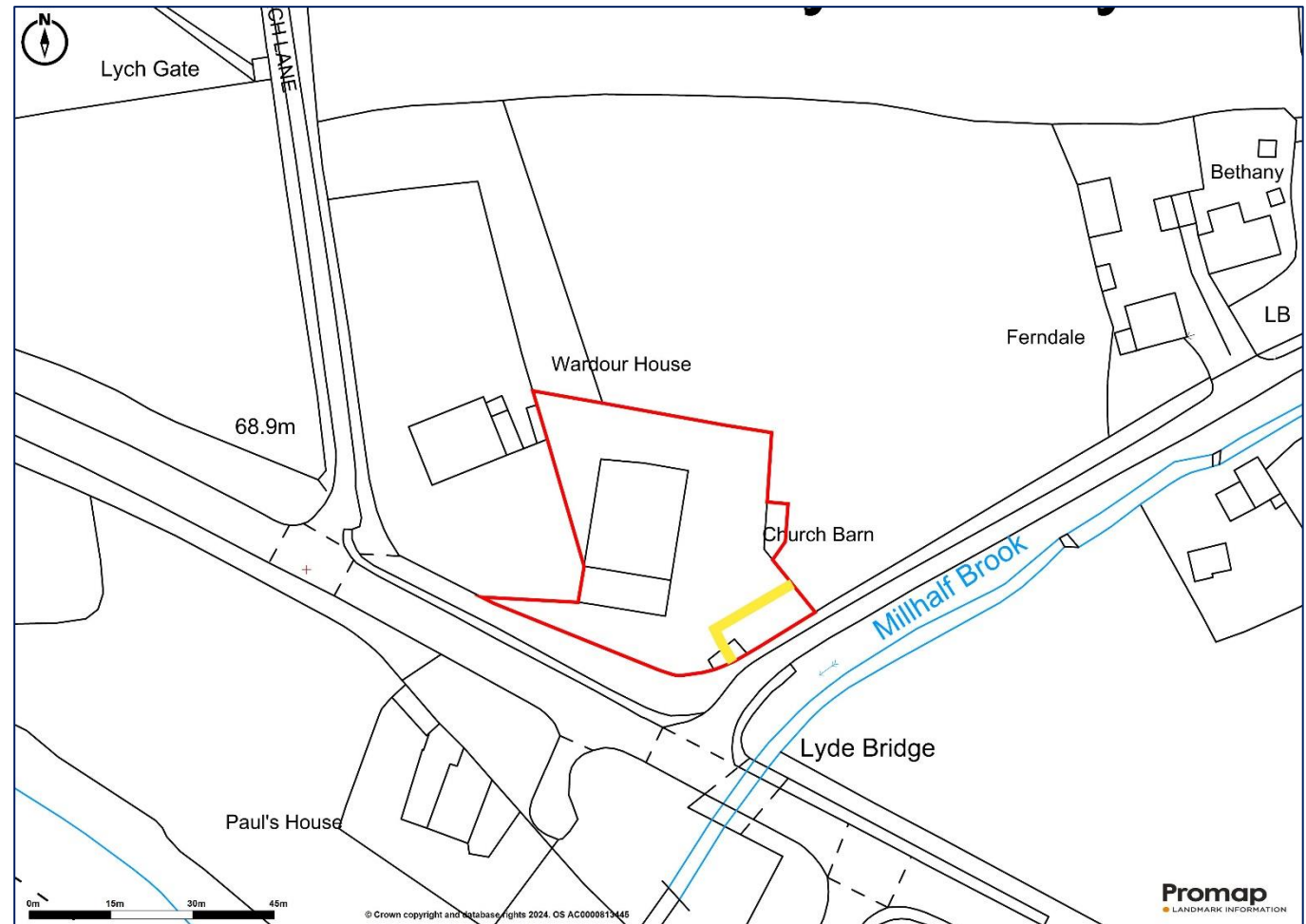
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

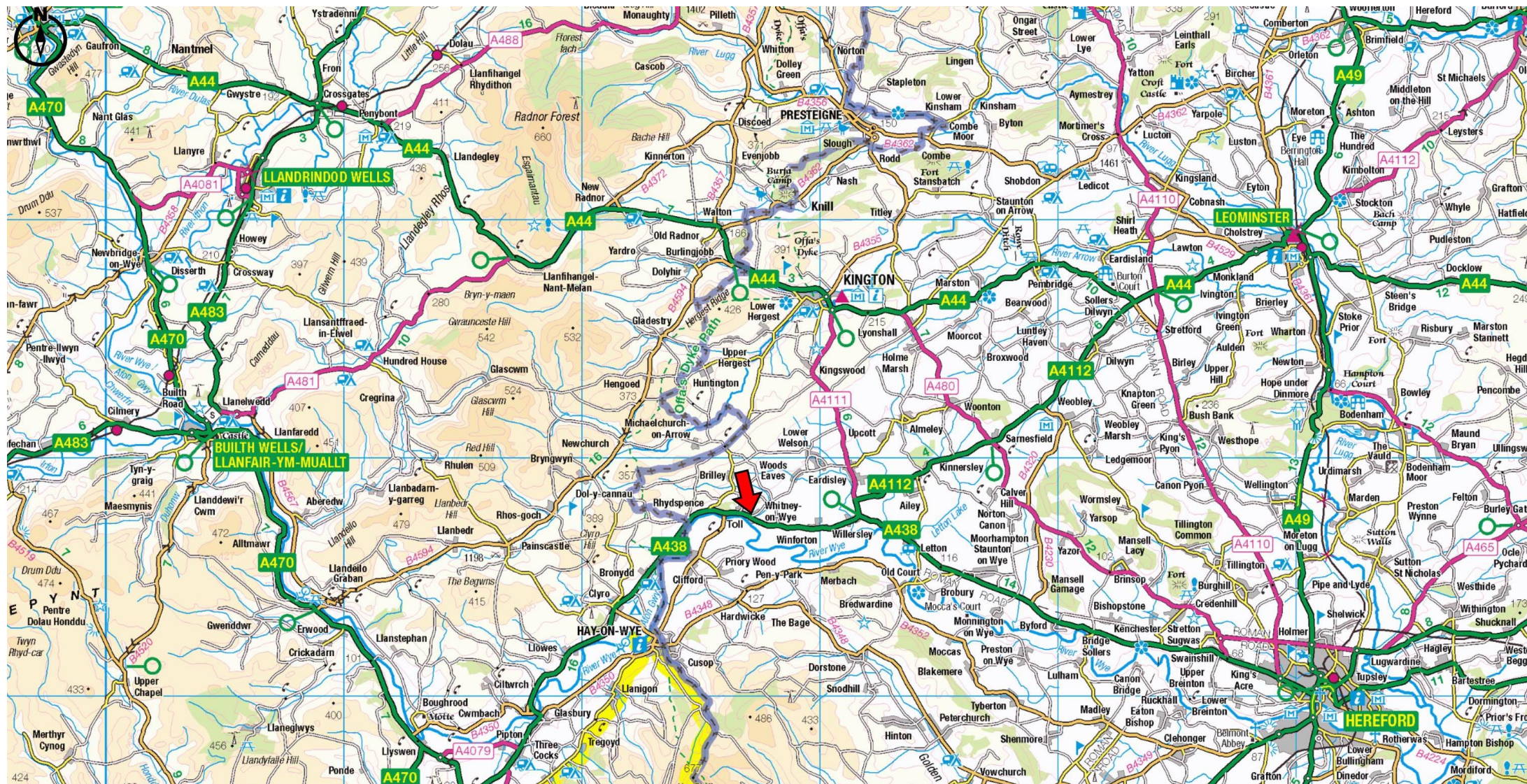
Local Authority & Public Utilities:

Herefordshire Council, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

National Grid, Hereford, HR2 6LB.





Sunderlands

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Hay-on-Wye Branch

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Email: hay@sunderlands.co.uk

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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. Sunderland's 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.