



Upper Hazel Farm,
Durlow, HR1 4JQ

Offers Over
£1,100,000

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Upper Hazel Farm,

Durlow,

A stunning location and rural setting for this detached 6 bedroom farm house, and the potential to develop 5 barns into residential dwellings, subject to full planning being granted, with a variety of designs possible.

VIEWINGS ARE ESSENTIAL TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER

- Traditional 6 bed farmhouse
- Development opportunity
- Range of traditional barns
- Kitchen/dining/family Room
- Range of sizes and designs
- FOR SALE BY PRIVATE TREATY

Directions

From Hereford- Take the A438 towards Ledbury. Go through Tarrington, continue on the road until you see a layby on the right hand side signposted Durlow Common. Take the lane and continue up the hill until you see the property on the right hand side as indicated by our for sale board. From Ledbury - At the Trumpet cross roads head towards Hereford on the A438 for about 1 mile and the layby can be seen on the left hand side.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of theowner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to thenearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

A superb rural yet accessible potential development site sat within 1.65Acres and with barns and a fabulous detached farm house that provides spacious and flexible living accommodation. The site has been cleared by the current owners to provide an excellent opportunity to truly visualise how the site could be developed or suit family living and the potential for a smallholding. Upper Hazel Farm is in a superb location with easy access to the City of Hereford and the beautiful market town of Ledbury. This site also benefits from stunning views over the North East Herefordshire countryside.

Traditional Farm house

Upper Hazel Farm is a grade II listed house with exceptional views of the surrounding countryside, set in a peaceful idyllic location. You approach via a gated entrance that provides ample parking space in front of the property. The house is currently occupied and been the subject of substantial refurbishment and there is still plenty of opportunity to put your own stamp on the property. Formerly two houses and can be easily converted back to this original format as it is now Interlinked with the main staircase leading to the first and second floor. Including all 6 bedrooms, with a second staircase leading back downstairs to all principle rooms.

Outbuildings

The site has the following outbuildings which could be developed subject to obtaining planning permission:

- Unit 1 - A double story detached Dutch Barn
- Unit 2 - A double Story detached Hop Kiln - with potential access from main farm house entrance plus yard entrance.
- Unit 3 - A Double story Stone Barn with great garden space
- Unit 4/5 - 1 large Farm building split into two - with potential for 2 x 4 bedroom semi detached properties.

Services

- The property is connected to mains electricity.
- Oil fired central heating
- Private water supply
- Private drainage.
- Council Tax Band E

Agents notes

The site is for sale by private treaty and viewings are strictly by appointment only. Although the site and buildings are in a good state of repair we have not conducted a health & safety risk assessment and viewers must take all reasonable care when visiting the outbuildings/barns.

A full planning application pack is prepared and ready to submitted, this can be made available upon request.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01432 266007 to book your appointment.

