

TAWNY BARN

KINGSLAND, LEOMINSTER, HEREFORDSHIRE HR6 9PX



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A prime North Herefordshire smallholding incorporating a modern barn conversion, modern agricultural building and productive pastureland.

LOT 1 - TAWNY BARN & 4.66 ACRES OF PASTURE LAND

Two bedroom barn conversion | Level garden | 4.66 acres of pastureland | Converted to an excellent standard

LOT 2 - FARM BUILDING & 10.45 ACRES OF PASTURE LAND

Modern steel portal framed general purpose building | Pastureland | Separate water supply

IN ALL ABOUT 15.53 ACRES (6.28 HECTARES)

OFFERS IN THE REGION OF £820,000

Location

Tawny Barn is located a short distance from the village of Kingsland in North Herefordshire. The property lies approximately 1.5 miles to the north of Kingsland and 4.4 miles north west of the market town of Leominster. The cathedral city of Hereford is situated 17 miles south of Tawny Barn.

Description

Tawny Barn is an attractive smallholding in north Herefordshire extending to approximately 15.53 acres. Tawny Barn is situated to the west of the holding with a private tarmac drive and gated entrance with timber garaging to the rear, the holding is complemented by a modern agricultural building set to the south-east of Tawny Barn providing excellent amenity to the land and may be suitable for a variety of uses (subject to the necessary consents). The land is generally level and benefits from road frontage access onto the adjoining council-maintained road.



Kingsland 1.5 miles | Leominster 4.5 miles | Ludlow 11 miles | Hereford 17 miles | Worcester 30 miles

Lot 1 - Tawny Barn & 4.66 acres of Pastureland

Tawny Barn comprises of a modern steel portal framed barn conversion which was converted in 2018. The property is accessed directly off the council maintained road through a gated entrance onto a private tarmac drive leading directly to the side and front elevation of the property. The property occupies a level position with garaging to the rear elevation providing additional amenity to the property. The property benefits from double glazing throughout, oil fired central heating, electric underfloor heating and a private bio-disc sewage treatment plant. The property has level lawn areas to its front, side and rear elevations, together with a private tarmac drive and parking area. The gates have an electric connection and automatic system, however I am informed this is not currently working.

The internal accommodation is more particularly described as follows:

Entrance Hall

With tile flooring, coat hooks and a door to rear elevation.

Kitchen

3.32m x 3.14m (10'10" x 10'3")

With electric oven and hob with extractor fan, wall and base units, plumbing for a dishwasher or washing machine, laminate tile flooring and a window to the front elevation.

Living/Dining Room

5.74m x 4.39m (18'9" x 14'4")

With karndean vinyl flooring, wall lights, telephone and tv socket, bi-folding doors to the rear elevation and a window to the front elevation.

Central Hallway

With karndean vinyl flooring, door to front elevation and loft hatch. With doors to the bedrooms and bathroom.

Bathroom

With laminate tile flooring, toilet, sink with vanity above, bath with shower over, heated towel rail and a window to the rear elevation.

Bedroom 1

3.90m x 3.68m (12'9" x 12'0")

With carpet flooring, radiator and double doors to the rear elevation.

Bedroom 2

3.90m x 1.93m (12'9" x 6'3")

With carpet flooring, radiator and a window to the front elevation.





Tawny Barn, Becknell, Kingsland, Leominster, HR6

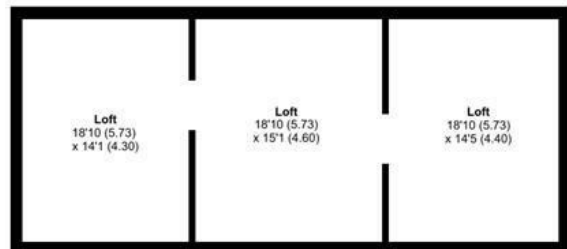
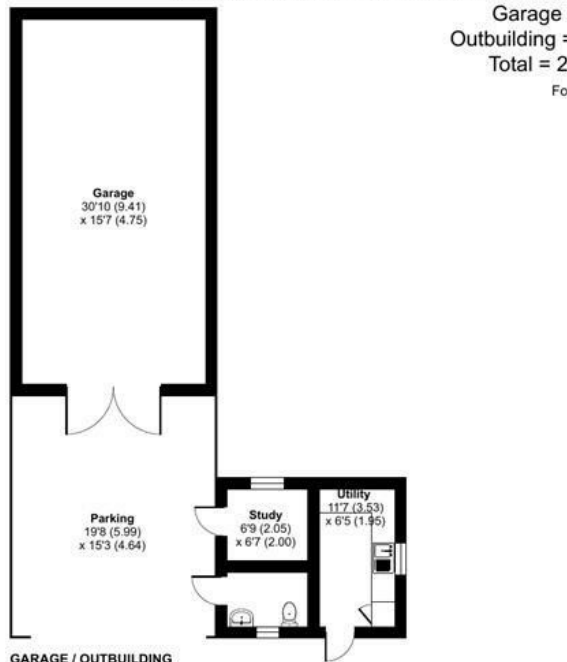
Approximate Area = 1718 sq ft / 159.6 sq m (excludes parking)

Garage = 481sq ft / 44.6 sq m

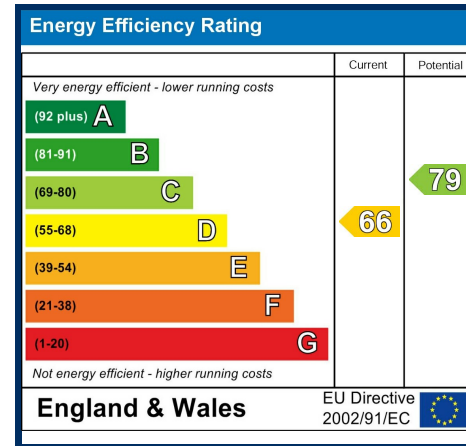
Outbuilding = 147 sq ft / 13.6 sq m

Total = 2346 sq ft / 217.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1433778



Loft

13.3m x 5.73m (43'7" x 18'9")

Outbuilding

The property benefits from additional living space provided in the timber framed garaging to the rear of the property. The additional rooms are more particularly described as follows:

Utility

3.53m x 1.95m (11'6" x 6'4")

Comprising wall and base units, sink with a hot water unit, plumbing for a washing machine, window to the side elevation and door to exterior.

W/C

Comprising a toilet and sink, with a window to the front elevation.

Study

2.05m x 2.00m (6'8" x 6'6")

With carpet flooring, window to the rear elevation and door to car port.

Garage

9.41m x 4.75m (30'10" x 15'7")

Large lockable storage area to the rear of the building with concrete floor.

Outside

The property is complimented by a private driveway with gated entrance. We are informed the gates are electronically operated, but at the time of marketing are not in working order. The property benefits from a tarmac parking area to the front and side elevation. Tawny Barn has a patio to the rear and side elevation and benefits from floral gardens and lawn area.

The Land

Tawny Barn is sold with approximately 4.66 acres of pastureland split into two convenient sized paddocks. With internal gateways and water troughs for livestock. The land is Grade 2 & Grade 3 according to the Provisional Agricultural Land Classification. The land presents an excellent opportunity for small scale agriculture, equestrian or amenity subject to the necessary consents. The land has been actively managed and grazed by sheep in recent years. The land is enclosed by stocking fencing and mature mixed species hedgerows.





Lot 2 - Agricultural Barn & 10.45 acres of land

Extending to approximately 10.45 acres of productive pastureland, the land is conveniently divided into four well-sized adjoining field parcels, all of which are stock-fenced and benefit from drinking troughs for livestock. The land is accessed via several gateways directly off a council-maintained road. The land is Grade 2 & 3 according to the Provisional Agricultural Land Classification.

The land is offered for sale together with a modern seven-bay steel portal-framed agricultural building, which is open-sided, with box-profile sheeting to three elevations. The barn may be suitable for alternative uses (subject to the necessary consents).

Steel Portal Frame Building

37.89m x 6.36m (124'3" x 20'10")

With stone floor construction and a hardcore stone yard area to the front elevation, the building is enclosed on three sides, with concrete panel walls and box-profile sheeting above, beneath a sheeted roof. One bay is fully enclosed, incorporating concrete panel walls and a steel roller-shutter door to the front.





Planning

No formal planning searches have been undertaken on the land or buildings. Full details of the planning history can be found on the local authority website.

Planning Uplift

The agricultural barn in Lot 2 is sold with an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The vendors will retain a 35% uplift in value of the building for alternative development on the grant of planning permission for a period of 25 years.

Mode of Sale

Tawny Barn is being offered for sale as a whole or in two lots by private treaty. Prospective purchasers should carry out their own enquiries with Herefordshire Council and other authorities before making an offer.

Guide Price

Lot 1 - £595,000

Lot 2 - £225,000

As a whole offers in the region of £820,000

Energy Performance Certificate

Tawny Barn has an Energy Efficiency Rating of a D.

Council Tax Band

Tawny Barn is a band D for council tax.

Services

Tawny Barn is connected to mains water, telephone, electricity and foul drainage is to a bio-disc sewage treatment plan. If sold in Lots the respective lots will be sold with their own independent metered water supply. Lot 2 has a mains water supply which connects to a series of tanks.

Broadband - Standard Available. Estimated Broadband speeds: Download - 14 Mbps Uploads: 1 Mbps

Mobile signal/coverage Varying coverage available from the following providers: EE, O2, Three and Vodafone

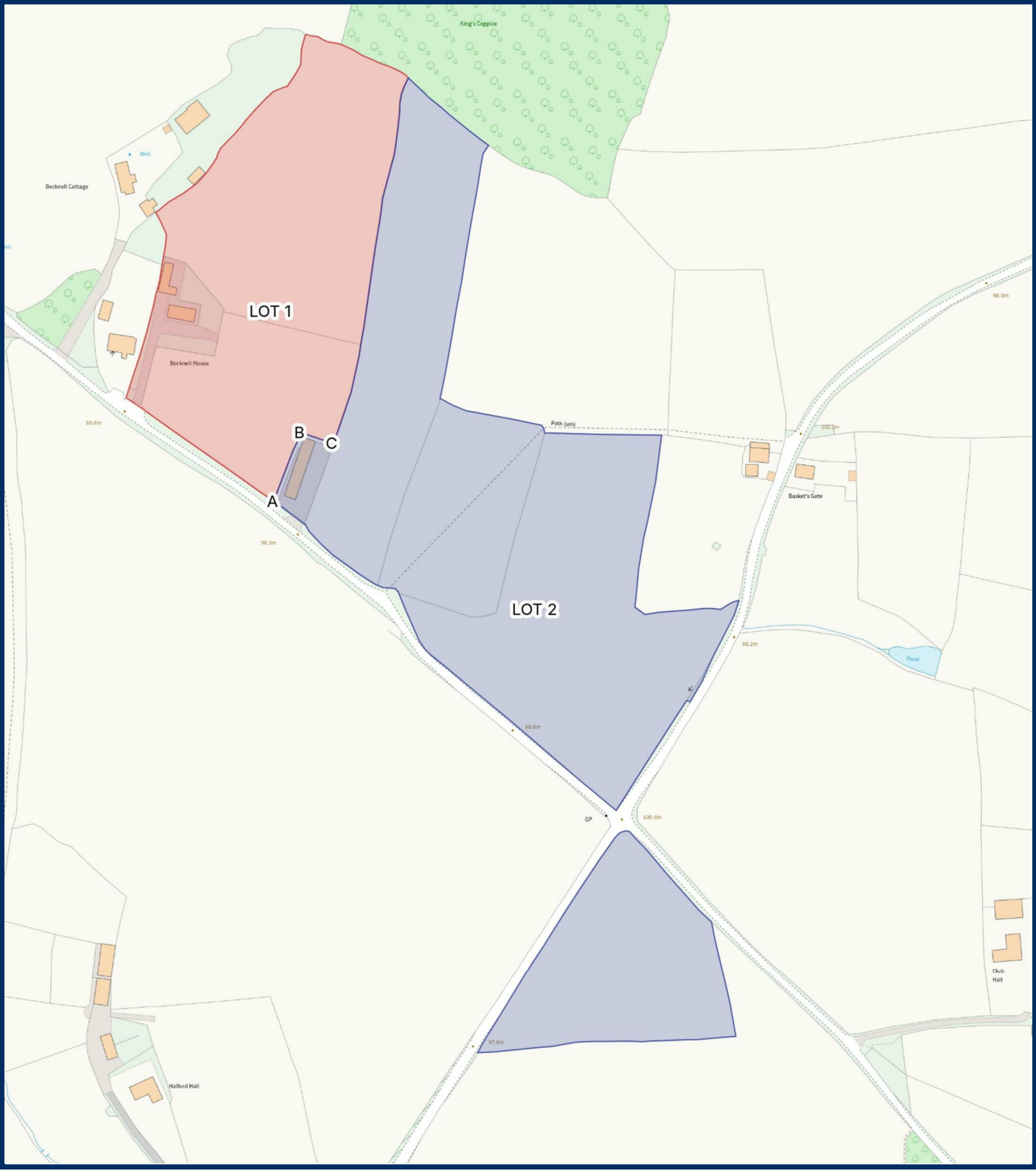
Access

Each lot will be sold with its own right of access from the council maintained road, via the existing drive to Tawny Barn and by multiple gateways for Lot 2.

Tenure

Both lots will be sold with Vacant Possession upon completion.





Field Schedule

Field No.	Type	ha est.	ac est.
LOT 1			
SO4563 1629	House & garden	0.17	0.42
SO4563 2137	Pasture	1.24	3.08
SO4563 1926	Pasture	0.64	1.58
	TOTAL	2.05	5.08
LOT 2			
SO4563 2222	Buildings & yard	0.07	0.18
SO4563 2830	Pasture	1.09	2.69
SO4563 3020	Pasture	0.62	1.53
SO4563 3614	Pasture	1.58	3.90
SO4562 3998	Pasture	0.87	2.15
	TOTAL	4.23	10.45
	TOTAL	6.28	15.53

Nitrate Vulnerable Zone / Flood Zone / Designation

None of the land is within Flood Zone 2 or 3.
 The property is situated within a Nitrate Vulnerable Zone.

Basic Payment Scheme and Environmental Schemes

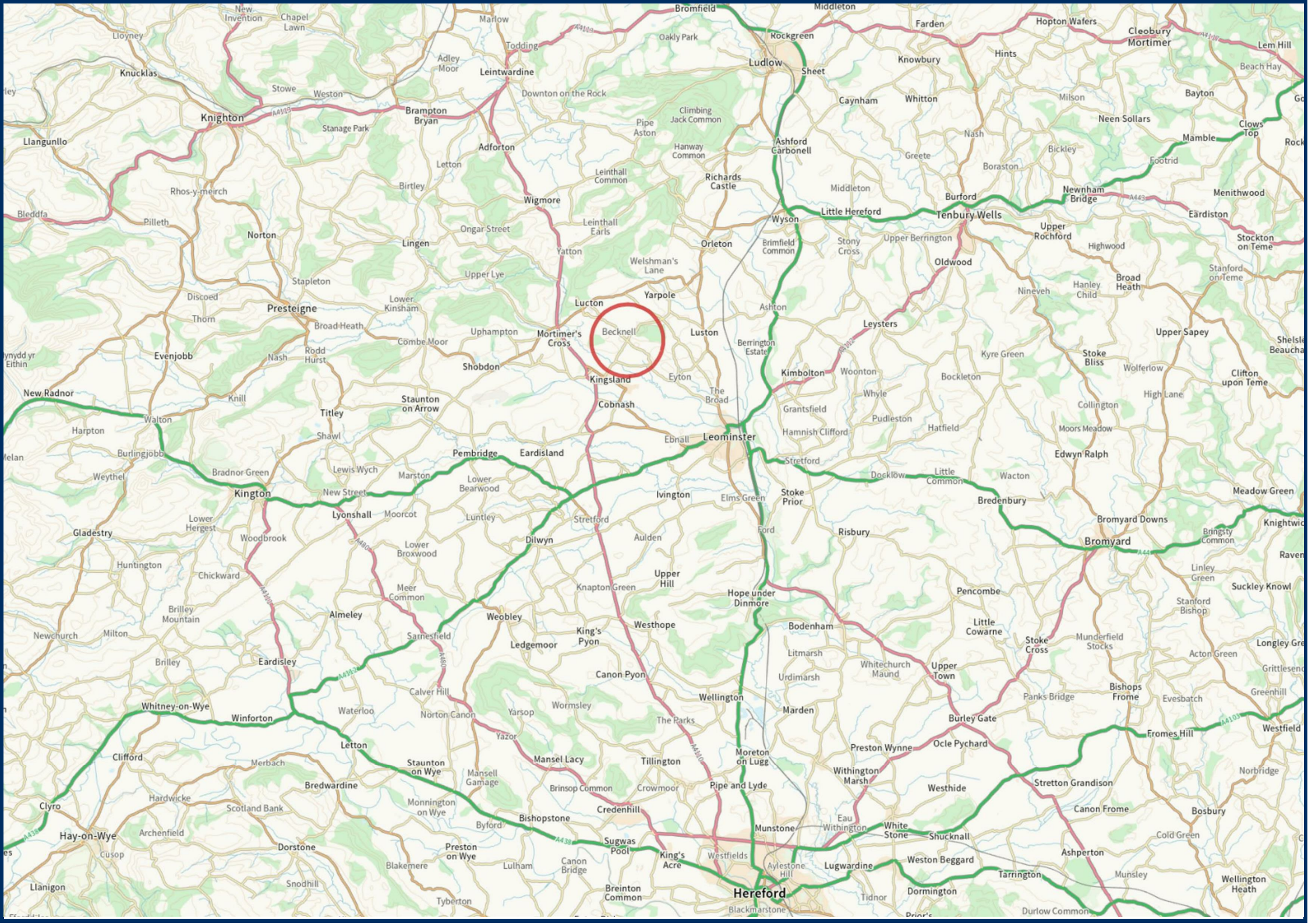
We are not aware of the land being entered into any environmental land management schemes.

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 not declared in these particulars. There are no public rights of way crossing any of land.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.



Boundaries & Fencing

The land is enclosed by post and wire fencing and mature hedgerows. If sold in two lots, the purchaser of Lot 2 will erect a stock proof fence along the points shown A, B, C shown on the plan included within these particulars within 1 month of completion. The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE,
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT,
National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only.
Charlotte Watson on 01432 356161 (Option 3) or 07442 400949 c.watson@sunderlands.co.uk

Health & Safety

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.

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.

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. Any interested parties should check the Title Plan before proceeding to purchase.

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.

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



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