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## Webbs Meadow Self Build Development Winners 2022

Webbs Meadows is a rather special development of 13 bespoke oak framed houses set in the beautiful Herefordshire countryside, on the edge of the thriving village of Lyonshall. This is a project close to the heart of local farmer, Kinsey Hern, whose family have worked the land here for generations. Kinsey is dedicated to the development being of exceptional quality and equally sympathetic to the character of Lyonshall, a quintessential rural village.

In partnership with local award-winning builders Oakwrights, Webbs Meadows comprises a mix of two to five bedroom oak framed homes, built to incredible specifications and tailoring the finish to reflect the specific requirements of each new owner.

Webbs Meadows won Build It's 'Best Custom Build Site' 2022, and is testament to the vision, quality and partnership between Kinsey Hern and Oakwrights.





# Webbs Meadows

## Realise Your Self-Build Dream

'WEBBS MEADOWS' was born out of the original award-winning self-build development Webbs Meadow.

Webbs Meadows now specialises in high quality and distinctive rural developments.

In partnership with local award-winning oak framed specialists Oakwrights, we are now lucky enough to be able to bring forwards two more developments with fantastic self-build opportunities.

Phase 2 at Webbs Meadow, Lyonshall, consists of 4 high quality village plots with outline planning permission.

Spring Grove Meadow, Almeley, consists of 4 high quality rural plots, surrounded by open countryside and around 1 mile from the village of Almeley.

Both developments are walking distance from their respective villages, boasting the rolling Herefordshire countryside on its doorstep. Extensive footpaths and open fields are perfect for long country walks and exploration of the stunning local area.

# A Great Location to Live

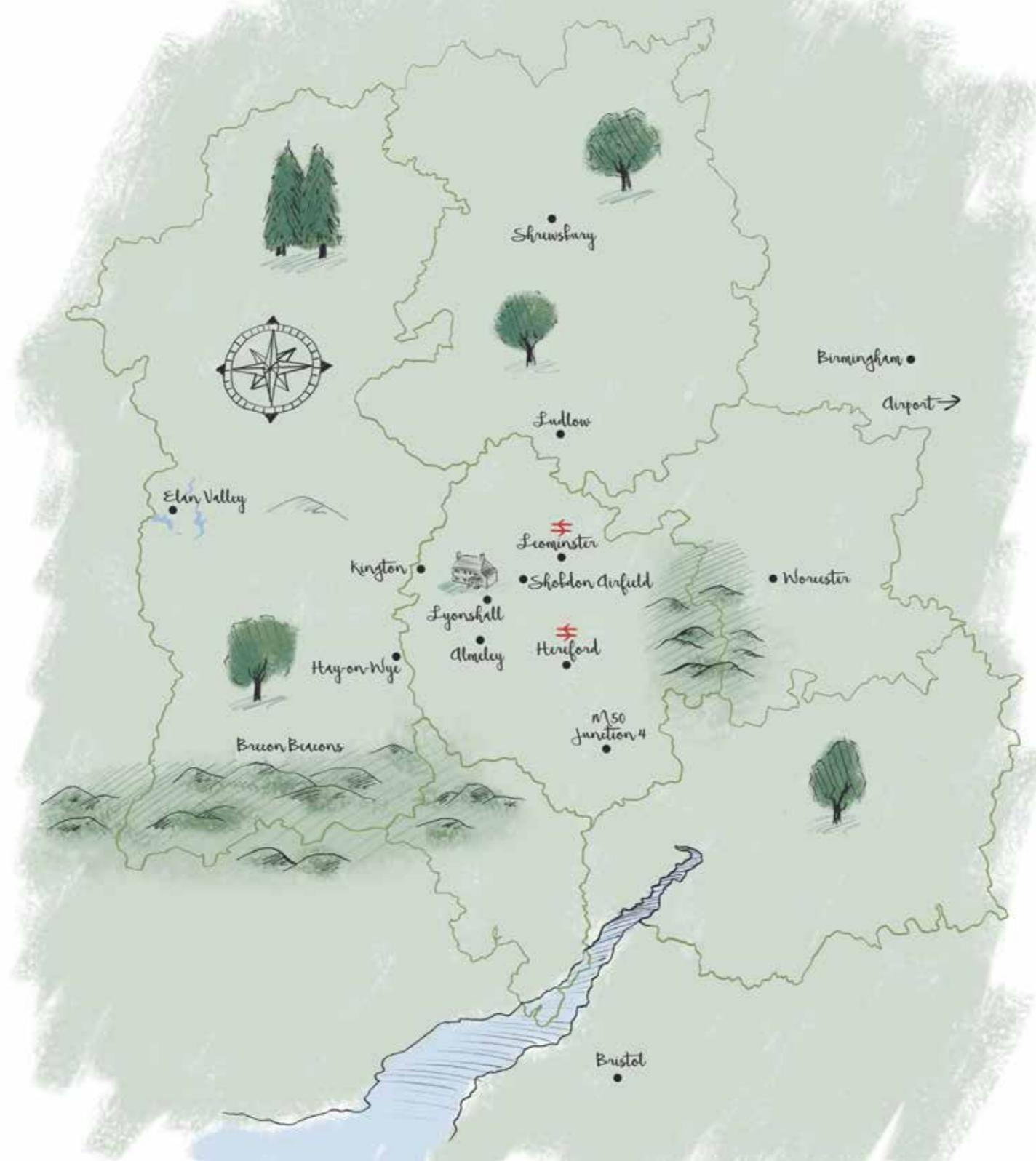
## LOCAL INFORMATION

Webbs Meadows sits within the quiet and pretty village of Lyonshall, with its picturesque timber-framed houses and surrounding farmland.

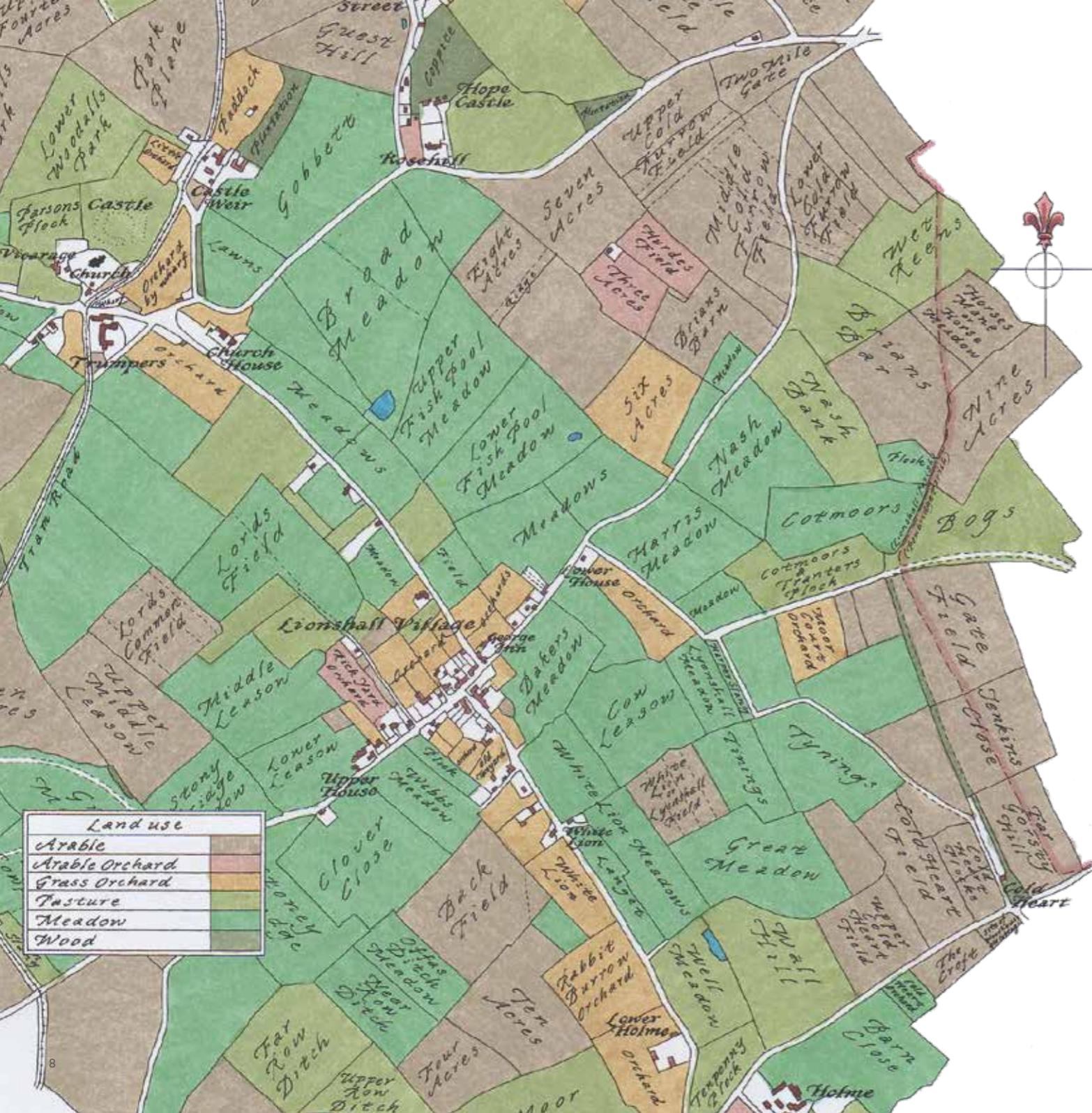
Just 3 miles away is the charming market town of Kington, which hosts a weekly Country Market and monthly Art and Craft Market, not forgetting December & June's Food Fairs. In addition, Kington Agricultural Show is well worth a visit. You will also find plenty of first class eateries in the neighbouring villages. The properties are also well placed for the centres of Leominster, Hereford and Ludlow.

## LOCATION (APPROX.)

Kington	3 miles / 6 mins
Shobdon Airfield	6 miles / 12 mins
Leominster	11 miles / 20 mins
Hay-on-Wye	15 miles / 27 mins
Hereford	16 miles / 30 mins
Ludlow	18 miles / 34 mins
M50 (Jct 4)	32 miles / 55 mins
Worcester	38 miles / 64 mins
Birmingham Airport	69 miles / 1 hr 45 mins
Railway Stations	Leominster, Hereford



The Bells Pub, Almeley



“

Herefordshire is just as lovely as the Dordogne.  
The county is heaven on Earth.

John Lewis-Stempel

## Lyonshall

Lyonshall is a historic village, first mentioned in the Domesday Book 1086 and one of the largest parishes in Herefordshire with a largely agricultural economy. The Church of St Michael & All Angels sits alongside the ruins of the moated Lyonshall Castle. The nearby market town of Kington offers a range of amenities including: community hospital, library, leisure centre and doctors surgery. More extensive retail and cultural opportunities are available in the cathedral city of Hereford.

### NEAREST SCHOOLS

**Primary:** Eardisley, Almeley, Kington, Pembridge

**Secondary:** Lady Hawkins (Kington), Weobley High

Visit: [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

**Independent:**

Hereford Cathedral School, Lucton School, Moor Park School

Visit: [www.isc.co.uk](http://www.isc.co.uk)





## The Barns

Kinsey Hern's first development in Lyonshall village, The Barns, is a luxury renovation of several old barns that are now used as holiday lets as well as serving as a venue to locals and corporate events. The Barns is the perfect place to celebrate and enjoy large family get-togethers. Beautifully restored with traditional oak frames.

Uniquely decorated with a classic, cosy scheme, The Barns sleep up to 48, having 20 bedrooms and 20 bathrooms, with space for everyone to dine together. Along with generous living spaces and kitchens, TV and games rooms and access to beautiful walled gardens with hot tubs. Built in the same oak-frame style as the Webbs Meadows houses, a stay at The Barns would be just the thing to give prospective new owners a taste of what life is like living in an oak-framed house.



For further information visit: [www.thebarns.com](http://www.thebarns.com)



## The Royal George

The Royal George in Lyonshall is a Grade II listed 17th century pub that requires significant but exciting refurbishment. All plots being sold will contribute towards this central hub coming back to life.

Kinsey Hern's ambitions parallel his first development in the conversion of The Barns, a fantastic example of how to create a wonderfully warm and stylish holiday complex.

The Royal George will be restored and expanded, retaining its traditional character but with the highest contemporary facilities and services to make it a viable and indispensable part of Lyonshall life.

The pub will provide a close to hand local service, within a warm, welcoming environment, helping to create a vibrant community area. With a relaxed and informal space, supporting local team nights and pub quizzes, through to live bands and foodie fun. Traditional pub food, as well as new twists and flavours, takeaways and film food packages too.



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From our own Pedigree Hereford beef to the local and guest ales, spirits and soft drinks, we hope everyone will feel welcome and enjoy the comfort of The Royal George.

Kinsey Hern



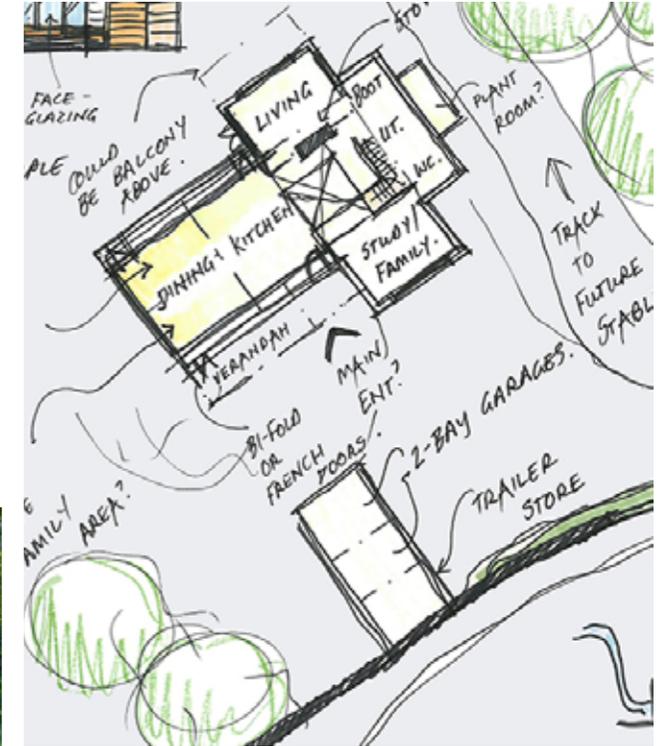
## Oakwrights' Mark of Excellence

Our build partners at Webbs Meadows are Oakwrights, experts in the design and construction of oak framed buildings. They specialise in sympathetic design and meticulous craftsmanship. We will have a mix of home styles for you to consider, from 2 to 5 bedrooms, and all with the luxury you would expect of properties of this standard. Best of all you can talk to Oakwrights about those special features you have dreamed of – they have extensive experience in turning ideas into reality. A custom designed oak framed home is within touching distance!



## YOUR HOME. YOUR IDEAS.

Oakwrights specialise in custom designed homes, so no two builds are exactly the same. So that's where you come in. Tell them about your ideas and Oakwrights will share theirs from the many successful projects they have completed. Their mission is to exceed your expectations, eliminate needless revisions and provide a stress-free introduction to your new home.



OAKWRIGHTS®

## IT HAS TO BE OAK

There is no finer, more aesthetically pleasing material to construct your home. This sustainable and durable material is perfectly in harmony with Webbs Meadow and its surroundings.



## AWARD WINNING HOMES OF DISTINCTION

You don't need to imagine the quality of home you can look forward to, you can see it first hand at our first phase development at Webbs Meadow in Lyonshall. These are homes sympathetically designed and built to blend in with their environment, and also with a high level of customisation to meet each owner's vision.



“

Having initially not even considered building a house, we have chosen a beautiful plot, designed and self-managed a build, working with Oakwrights and our builder. In return, we have the most beautiful home we could have imagined. Not only do we have a great bunch of neighbours who are now our friends, we encourage anyone who will listen to build their own home! It has been a great move and I know others on site feel the same way.

**Karen Jones, proud to live at Webbs Meadow in Lyonshall**



## The Oakwrights' Show Home

Located in an idyllic pastoral setting, the Oakwrights show home has been designed to illustrate the benefit of using creative design to exploit the maximum potential on a limited site. This 'Post and Beam' country home is open-plan, with frames dividing the room space downstairs. Boasting impressive eco-credentials, it is insulated with Oakwrights' Light Wall and Roof encapsulation system together with a rain harvesting system, closed loop geothermal heating, and forced air ventilation among its green features. It is also fitted with intelligent and centralised entertainment controls.

Regular open days are held at the show home. These are advertised on the Oakwrights' website along with the opportunity to 'Try before you buy' and spend a night or two at the house. For more information, go to: [www.oakwrights.co.uk/tbyb](http://www.oakwrights.co.uk/tbyb)

## Choose Your Plot, Build Your Dream Home

Webbs Meadows partnership with Oakwrights gives you the opportunity to buy into the dream. Kinsey Hern has been dedicated to designing developments to maximise the enjoyment of your new home. No stone has been left unturned in this pursuit of perfection. Oakwrights, a national yet conveniently local oak framed house building team, are the perfect partners to help deliver Kinsey Hern's vision, creating a unique oak framed home for you that will last for centuries.

### BUILDING THE DREAM

Oakwrights' turnkey service is aimed at realising your oak framed home dream with the minimum intrusion on your time, with all the matters controlled by our Turnkey Project Manager who will keep everything on track, including adhering to agreed budgets from the outset. This turnkey approach is vital if you need to know your costs in advance, helping avoid unexpected costs that can affect self-build projects.

Creating a home is what Oakwrights are all about. We know how important it is to get it right and to achieve your dream with the minimum fuss and upheaval.

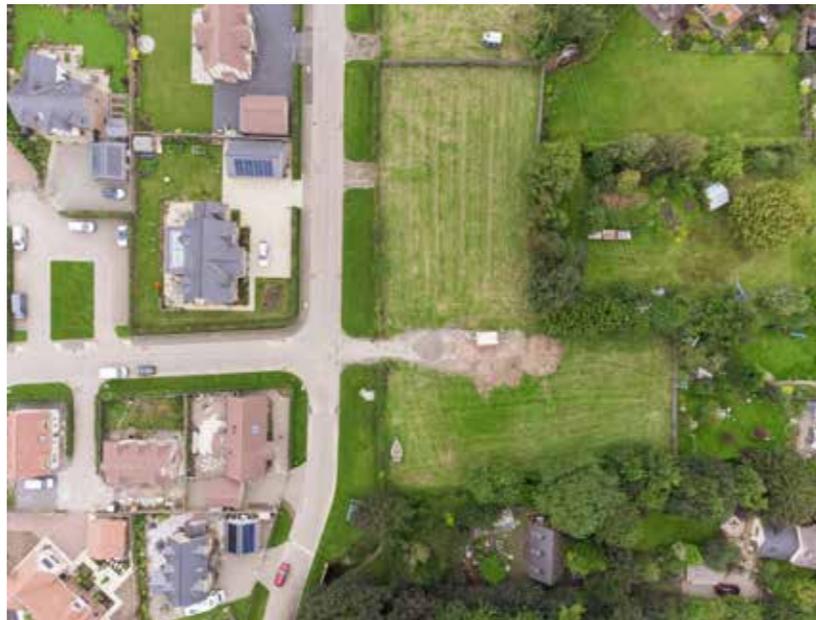
The Oakwrights 'Your Home' team are with you throughout the journey, effortlessly driving matters to that all-important hand over of the keys; a true turnkey process, with your wants and needs at its heart, leaving you to enjoy an idyllic lifestyle in an idyllic setting.



## Webbs Meadow Phase 2

### DISTINCTIVE HOMES TAILORED TO YOUR DREAMS

Our Webbs Meadow phase 2 development has outline planning confirmed for 4 plots. The standard of design and build of our phase 1 development is testament to the quality you can expect, with great scope for you to shape your home just the way you want it.



## Plot WM201

Type: OUTLINE PLANNING  
Character: Oakwrights Design  
Plot Area: 725 m<sup>2</sup>  
House Size : TBD

Explore More By  
Scanning This  
QR Code



## Plot WM202

Type: OUTLINE PLANNING  
Character: Oakwrights Design  
Plot Area: 676 m<sup>2</sup>  
House Size : TBD

Explore More By  
Scanning This  
QR Code



## Plot WM203

Type: OUTLINE PLANNING  
Character: Oakwrights Design  
Plot Area: 800 m<sup>2</sup>  
House Size : TBD

Explore More By  
Scanning This  
QR Code



## Plot WM204

Type: OUTLINE PLANNING  
Character: Oakwrights Design  
Plot Area: 758 m<sup>2</sup>  
House Size : TBD

Explore More By  
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## Spring Grove Meadow, Almeley

Spring Grove Meadow comprises of 4 plots with detailed planning permission. 1 plot has already been sold prior to marketing, but 3 are now for sale.

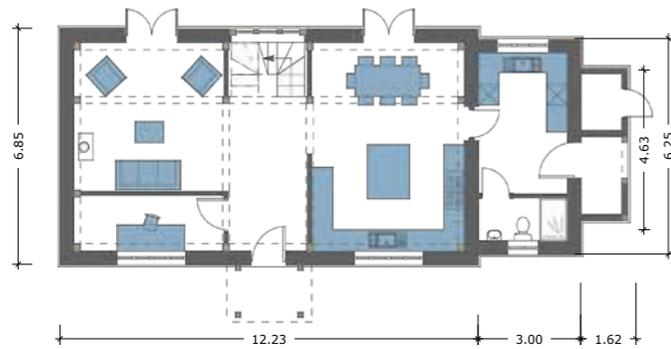




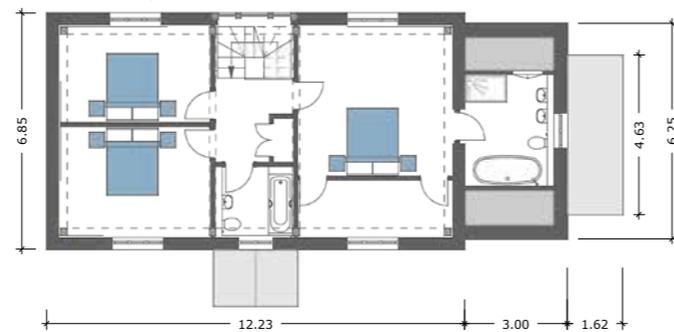
## Plot SGM 01 - Plough Farm

Type: 3 Bed Detached House With A Two Bay Room Over Detached Garage  
 Character: Farm House Range  
 Plot Area: 1183 m<sup>2</sup>  
 House Size : 217 m<sup>2</sup>

Explore More By  
 Scanning This  
 QR Code



Ground Floor



First Floor





## Plot SGM 02 - The Derndale

Type: 4 Bed Detached House With A Two Bay Room Over Detached Garage  
 Character: The Woodhouse Range  
 Plot Area: 2586 m<sup>2</sup>  
 House Size : 216 m<sup>2</sup>

Explore More By  
 Scanning This  
 QR Code



Ground Floor



First Floor





## Plot SGM 03 - The Dinedor

Type: 3 Bed Detached House With A Two Bay Room Over Detached Garage  
 Character: The Woodhouse Range  
 Plot Area: 1540 m<sup>2</sup>  
 House Size : 148 m<sup>2</sup>

Explore More By  
 Scanning This  
 QR Code



Ground Floor



First Floor



SOLD



## Plot SGM 04 - Newlands

SOLD

Explore More By  
Scanning This  
QR Code





## On Your Doorstep

### HAY-ON-WYE

Built on the banks of the Wye and very close to the Brecon Beacons, Hay offers multiple opportunities for outdoor activities such as canoeing and hiking. Due to its fame as ‘the town of books’, Hay-on-Wye plays host each year to the Hay Festival of Literature & Culture, a ten-day event starting in late May which has become world-renowned, with Bill Clinton describing it as “the Woodstock of the mind”.



### LUDLOW, SHROPSHIRE

You’re sure to fall in love with Ludlow. In the heart of the town the castle continues to provide an imposing and impressive centrepiece. Ludlow has become synonymous with fine food and pioneered the concept of the ‘food festival’, celebrating the richness of local produce and artisan producers. Poet Laureate Sir John Betjeman described Ludlow as “probably the loveliest town in England”. With its charming narrow streets and quaint historic buildings, it’s easy to agree.



### HEREFORD CATHEDRAL CITY

Hereford is a compact but beautifully formed city, rich in history and retaining much of its traditional architecture. The River Wye meanders through, a reminder that you are never far away from beautiful countryside. Small enough to get round easily on foot but with a diversity of attractions and shops to be expected from more populated cities. The Cathedral provides a magnificent backdrop to a city of character, with fine old streets now meeting modern retail and leisure areas. The Old Market, a major new shopping environment, provides a wealth of contemporary choice. The Oakwrights-designed Coffee House links this new development to the character of the historic centre.



### CIDERS & ALES

Herefordshire is proud of its heritage as the real home of cider. There are international names you will recognise, like Bulmers and Westons. However it is just as noteworthy for the abundance of smaller independent local brewers taking advantage of our unique climate and conditions to produce such high-quality varieties of cider. Brewing is not just limited to cider, with the award-winning Wye Valley Brewery producing much-loved beers such as Butty Bach and Hereford Pale Ale.



### HEREFORD CATTLE

The Hereford breed of cattle is one of the oldest and is famous the world over for its distinctive physical shape and colour. Over five million pedigree Hereford cattle are farmed in over fifty countries worldwide, dominating the modern cattle trade. Despite its worldwide fame, the breed is still a familiar sight in Lyonshall today, as well as being prominently featured in agricultural shows across the UK. The prestigious herd is kept by Kinsey and his family and will continue to graze the fields surrounding Webbs Meadow.



### RYELAND SHEEP

Ryeland sheep date back to medieval times where they were renowned for the quality of their wool. Originally from Leominster, Queen Elizabeth I would insist on clothes made of their wool. Ryeland numbers declined in the 20th century but are happily on the increase now. They have a very distinctive appearance and often you will see grey or brown shades within the flock. We’re very proud of our Ryelands and so they’re a common sight across Kinsey’s farm on the edge of Lyonshall.

## On Your Doorstep

### HERGEST RIDGE & OFFA'S DYKE

Running across the border between England and Wales, Hergest Ridge is an elongated hill that starts in the market town of Kington, near Lyonshall and ends in the village of Gladestry in Wales. The ridge is a popular site for walking, hosting the Kington Walking Festival each September. The famous Offa's Dyke path, a long-distance footpath that follows both the modern English-Welsh border and the remains of the historic eighth century Dyke built by King Offa of Mercia, crosses Hergest Ridge and passes close to the highest point.

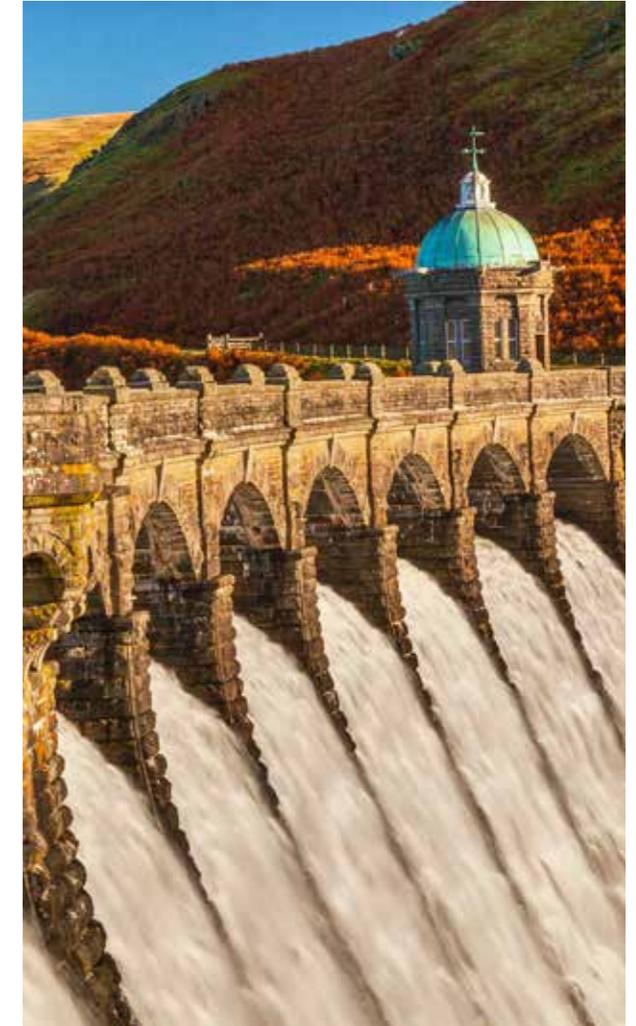
### THE RIVER WYE

Stretching from mid-Wales to the Severn estuary, the River Wye is the fifth longest river in the UK at around 134 miles long. Much of its length is part of the border between England and Wales, and the lower section of the Wye Valley is an Area of Outstanding Natural Beauty. The river is ever popular with fishermen (especially renowned for salmon fishing) and boating enthusiasts (rowers, canoeists and kayakers alike).



### BRECON BEACONS

The Brecon Beacons National Park stretches from the western Black Mountains, across the central Forest Fawr and Brecon Beacons, and onto the eastern Black Mountains. The park is perfect for beautiful remote walks and hiking. Many outdoor activities beyond walking are available in the area, including cycling, horse riding, rock climbing and hang-gilding. The Taff Trail, a long-distance cycling route, passes straight through the Brecon Beacons on its way to Cardiff, and a one-hundred-mile walking route called the Beacons Way covers the entire length of the National Park.



### ELAN VALLEY

'The Welsh Lake District', the seventy-square-mile Elan Valley is less than an hour's drive from Lyonshall. A haven for outdoor activities, the area features a cycle trail that takes in all the most beautiful areas of the region.

## Activities



### SHOBDON AIRFIELD

There's no better way to see the beauty of our surroundings than to take to the skies. Shobdon Airfield is the only licensed airfield in the county and offers a wide range of activities for the enthusiast, from fixed wing aircraft to gliders and helicopters. Each summer the Food and Flying Festival attracts thousands of visitors.



### LUCTONIANS SPORTS CLUB

Luctonians is a leading rugby club in the county and in recent years has become a focal point for many other sports including cricket, netball, archery, cycling and rounders. The club has extended its facilities and is a popular venue for parties and events.



### BLACK AND WHITE TRAIL

Herefordshire is home to beautiful homes and villages dating back to medieval times. These beautiful timbered dwellings are scattered across the county but the black and white trail is a great way to see so many. This 40-mile circular trail takes in villages and small towns such as Leominster, Kington, Eardisland, Pembridge, Weobley and, of course, Lyonshall.



### EARDISLEY TENNIS

Eardisley Tennis Club has three full-sized courts (two flood-lit) and one mini court for juniors incorporating a practice wall. It also has two croquet pitches which are a new addition to the club's facilities. It is a small and very friendly local club keen to encourage members of the community to come and join in tennis and croquet whatever level of game they play.

### KINGTON GOLF COURSE

At an elevation of 1,100 feet, the Kington Golf Course on Bradnor Hill is the highest golf course in England. The land is owned by the National Trust, with the Offa's Dyke footpath passing through. Kington's greens are noted for their high quality, with many still available for play into the winter months. Known for their warm welcome to individuals and groups of new golfers, Kington is open to both visitors and members.

The course boasts unsurpassed, spectacular 360 degree views over 7 counties.



## Next Steps

To discover more about our custom build opportunities in both Lyonshall and Almeley please do get in touch.



## Webbs Meadows

### Plot Purchases

07850 046612

[enquiries@webbsmeadows.co.uk](mailto:enquiries@webbsmeadows.co.uk)

[webbsmeadows.co.uk](http://webbsmeadows.co.uk)

## OAKWRIGHTS®

### Design Services

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