

SOUTH WEST HEREFORDSHIRE
Hereford 17 miles. Abergavenny 11 miles.

AN ATTRACTIVE MIXED FARM

**BROOK FARM
LONGTOWN
HEREFORDSHIRE
HR2 0PG**

4 BEDROOM RESIDENCE

EXTENSIVE RANGE OF MODERN AND TRADITIONAL BUILDINGS

**195
ACRES**

LEVEL AND UNDULATING PASTURE LAND IN A RING FENCE

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by Tuesday 5th October 2021, at 12 Noon



GENERAL REMARKS AND STIPULATIONS (which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

The sale of Brook Farm follows the passing of Mr and Mrs J H Pritchard in 2019. The farm has been in the ownership of the family since the 1940's.

The property occupies an unspoilt rural location in South West Herefordshire. It is a traditional mixed farm comprising a 4 Bedroom Residence, an extensive Range of Modern and Traditional Buildings and about 195 Acres pasture land.

Properties of this type are seldom on the market in the favoured farming county of Herefordshire.

SITUATION

Brook Farm occupies a delightful unspoilt rural location close to the village of Longtown in South West Herefordshire. The property commands outstanding views over the Black Mountains.

The nearby villages of Longtown and Ewyas Harold provide a useful range of local amenities whilst extensive shopping, educational and leisure amenities are available at Abergavenny (11 miles) and the Cathedral City of Hereford (17 miles).

DIRECTIONS

From Hereford take the A465 Abergavenny road for about 13 miles and at Pontrilas turn right signposted Longtown. Proceed along the road and in the village of Ewyas Harold turn left for Longtown. Proceed along this road for 4 miles and turn left up a farm track. This road leads to Brook Farm homestead.

GRID REFERENCE NUMBER

SO 334 280.

POST CODE

HR2 0PG.

TENURE

The property is freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The property is registered for the Basic Payment Scheme. No entitlements re included in the sale.

SERVICES

Water: Borehole water supply to house, certain buildings and tanks in certain enclosures.

Electricity: Mains electricity is connected to the homestead.

Drainage: Private drainage system.

Central Heating: Oil fired central heating system to house.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Herefordshire County Council,
Plough Lane, Hereford HR4 0LE. Tel: 01432 260000.

SPORTING RIGHTS

The Sporting Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis-statement shall not annul the sale or entitle any party to compensation whatsoever.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

Gabb and Co, 32 Monk Street, Abergavenny, NP7 5NW.
Tel: 01873 852432.

VIEWING

Viewing is by appointment with the agents – RG and RB Williams.
Tel: 01989 567233.

MODE OF SALE

The property is offered for sale by informal tender.

Offers are to be submitted on the enclosed Tender Form to arrive at the Agents Offices by 12 Noon on Tuesday 5th October at 12 Noon.

Particulars of Sale

**BROOK FARM
LONGTOWN
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HR2 0PG**

AN ATTRACTIVE MIXED FARM

THE RESIDENCE

The residence is approached over a right of way leading off the Ewyas Harold to Longtown road. It occupies an elevated location commanding outstanding views over the Black Mountains.

The property dates back to the 1950's and is constructed of rendered block elevations under a tiled roof. It is subject to an agricultural occupancy restriction clause. The residence is generally in need of modernisation.

The accommodation comprises:

ON THE GROUND FLOOR

Entrance Porch:

Entrance Hall: with stairs off.

Sitting Room: (approx. 11'0" x 10'5") with panelled radiator.

Lounge/Breakfast Room: (approx. 14'2" x 13'1") with soil fuel Rayburn; cupboard off; panelled radiator; casement door to Garden.

Kitchen:

(approx. 9'0" x 8'10") with fitted units and **Walk in Pantry** off. with low level w.c..

Cloakroom:

Rear Lobby:

General Store:

Bedroom No. 1:

(approx. 28'0" x 13'4"). (approx. 19'1" x 9'6") with casement door to Garden; two panelled radiators and **En Suite Wet Room** with shower unit; low level w.c.; pedestal wash hand basin; panelled radiator; tiled floor.

ON THE FIRST FLOOR

Landing:

Bedroom No. 2:

Bedroom No. 3:

Bedroom No. 4:

Bathroom:

with Airing Cupboard and Cupboard off. (approx. 14'6" x 9'0") with panelled radiator. (approx. 11'4" x 7'1") with panelled radiator. (approx. 11'8" x 10'5") with panelled radiator. with panelled bath; pedestal wash hand basin; low level w.c.; panelled radiator.

OUTSIDE

The Gardens comprise a terrace and lawned area.

THE FARMBUILDINGS

There are two ranges of farmbuildings attached to the property. The farmbuildings are of modern and traditional construction and comprise:

i) NEAR FARMHOUSE

Three bay timber and corrugated iron Shed.

Pritchard 5 bay portal frame steel, Yorkshire board, concrete block, fibrous cement **Modern Covered Yard** (approx. 75' x 60').

5 bay steel and corrugated iron **Dutch Barn** with 5 bay steel, concrete block and corrugated iron Lean To.

Timber and corrugated iron Store.

3 bay timber and corrugated iron **Dutch Barn** with two Lean Tos.

Stone and corrugated iron **Traditional Stone Barn** with driving way and Lean To.

3 bay steel and corrugated iron **Dutch Barn**.

Stone and slate former **Residence** (abandoned 1956).

Stone and slate former **Stable**

ii) AT SOUTHERN END OF THE FARM

6 bay steel, concrete block and fibrous cement **Covered Yard** (approx. 72' x 40').

6 bay portal frame steel, concrete block, corrugated iron, Yorkshire board and fibrous cement **Covered Yard** with 2 Lean Tos (approx. 90' square).

THE LAND

The land is contained within a ring fence surrounding the homestead. It is level and undulating and all in pasture. The soil is derived from the Bromyard Soil Association being described as a Devonian reddish silty shale, siltstone and sandstone.

The property has the benefit of a good natural water supply throughout the farm.

The whole extends to some **199 Acres**.

7426	4.68
4135	0.61
5852	4.67
4256	3.44
7445	3.69
3250	0.40
2447	3.78
2723	7.20
6526	2.12
8554	0.57
9266	1.68
7561	0.91
0164	1.05
5638	0.33
House & Buildings	1.80

SCHEDULE

Parcel ID

Total Area

4584	1.69
2995	1.59
2885	1.55
4196	1.01
1486	1.22
5788	3.04
6881	3.07
5798	0.27
4103	0.67
1997	0.98
2705	1.60
8880	7.84
8109	7.13
0877	1.97
0683	3.87
5507	0.22
5211	0.71
4430	0.58
4519	0.68
5722	4.22

80.84 Ha
199.75 Acres